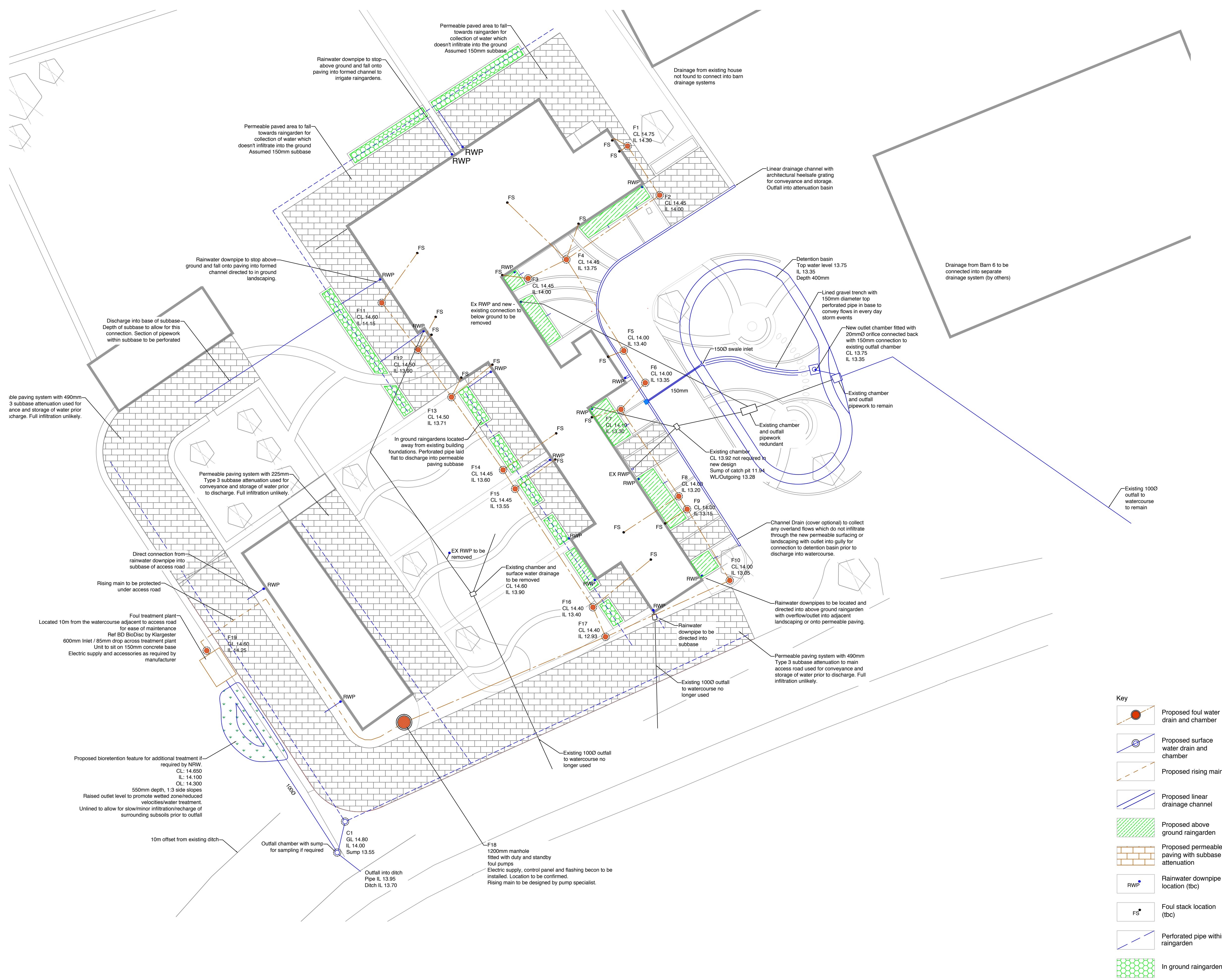


CAD FILE NAME: C:\Users\Lisa Sawyer\Land Studio Dropbox\Lisa Sawyer\05 Projects\285 Lower Farm Barns\01 CAD REV\1285_LST_XX_XX_DR_D_0100.dwg

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Key

- Proposed foul water drain and chamber
- Proposed surface water drain and chamber
- Proposed rising main
- Proposed linear drainage channel
- Proposed above ground raingarden
- Proposed permeable paving with subbase attenuation
- Rainwater downpipe location (tbc)
- Foul stack location (tbc)
- Perforated pipe within subbase/raingarden
- In ground raingarden

- Notes**
- This drawing is the copyright of Land Studio. It must not be copied or reproduced without written consent.
 - This drawing has been developed using information provided to Land Studio by a number of third parties. Land Studio can not accept responsibility for the accuracy of the information shown and derived from third-party information.
 - This drawing is to be read in conjunction with the architects and landscape architects drawings.
 - All levels should be checked on site and conflicts reported to the engineer.
 - Do not scale from this drawing.
 - All levels are in metres above ordnance datum UNO.
 - Final foul stack and rainwater downpipe locations are assumed at this stage and therefore subject to change. The strategy for discharge though will remain the same.
 - No existing below ground services are envisaged. Existing below ground drainage servicing the barns has been traced where possible and indicated on this drawing.
 - On site surface water drainage has been designed up to and including the 1 in 100 year storm event plus 45% climate change. Exceedance flows are directed away from the buildings within the proposed levels design.
 - Where below ground pipe junctions connect at an oblique angle, connections are to be installed as per the oblique junction arrangement detail to prevent future blockages.
 - Pipes are not designed for construction traffic; contractor will take necessary precautions to protect pipes during construction.
 - It is assumed that all above ground drainage connections at each house are roddable and vented from above ground.

- Material Specification**
- Concrete for general drainage works designated mix Gen 3 to BS 8500 - 1:2006, BS EN 206 - 1:2013.
 - Polypropylene inspection chambers to be in accordance with BS7158 or BS EN 13598-1 or agreement certified. OSMA ref 6D928 or similar approved.
 - All chamber covers to be minimum B125 double sealed and lockable. D400 to be used in trafficked areas.
 - For pipes with more than 1200mm cover below external ground level to have Class S surround U.N.O. in accordance with Building Regulations Document H.
 - For pipes with less than 1200mm cover to crown pipe bedding to be Class Z surround or protective cover slab U.N.O. in accordance with Building Regulations Document H.
 - All surface water pipes to be HDPE structured wall to BS EN 1401-1, kitemarked, agreement certified or CE marked U.N.O.
 - All domestic foul water pipes to be vitrified clay to BS EN 295-1:1991/BS 65 as appropriate, kitemarked, agreement certified or CE marked U.N.O.
 - All perforated pipes to be 110mm PVC-U wrapped in geotextile to BS 4962.
 - All surface water branches to be DN110 at 1:40 minimum gradient U.N.O.
 - Root protection barriers to be installed where drainage trenches are within 5m of existing or proposed trees.

- Attenuation Volume Split**
- Detention Basin 115m3
 - Access Road Subbase (East) 100m3
 - Access Road Subbase (West) 195m3

Total - 410m3 (required storage 256m3)

- Additional storage not included for in calculations at this stage within above ground rain gardens and permeable paving build up.

P01 26.09.22 Discharge of planning condition

Rev	Date	Description

Client:
Plant & Robinson Construction

Project:
Lower Farm Barns

Drawing Title:
Drainage General Arrangement

Drawing No:
XXX-LST-XX-XX-DR-D-0100

Drawn By: AW	Date: 20.09.2022
Checked By: LS	Date: 26.09.2022
Drawing Scale: 1:200	Sheet Size: A1

Revision	Status
P01	S2

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