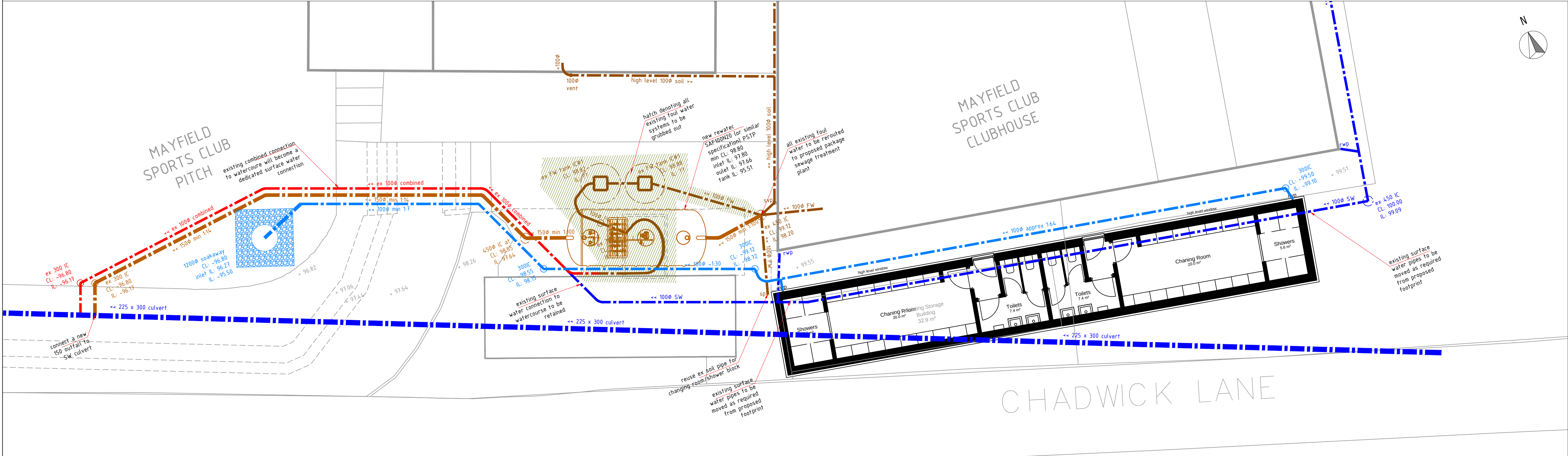
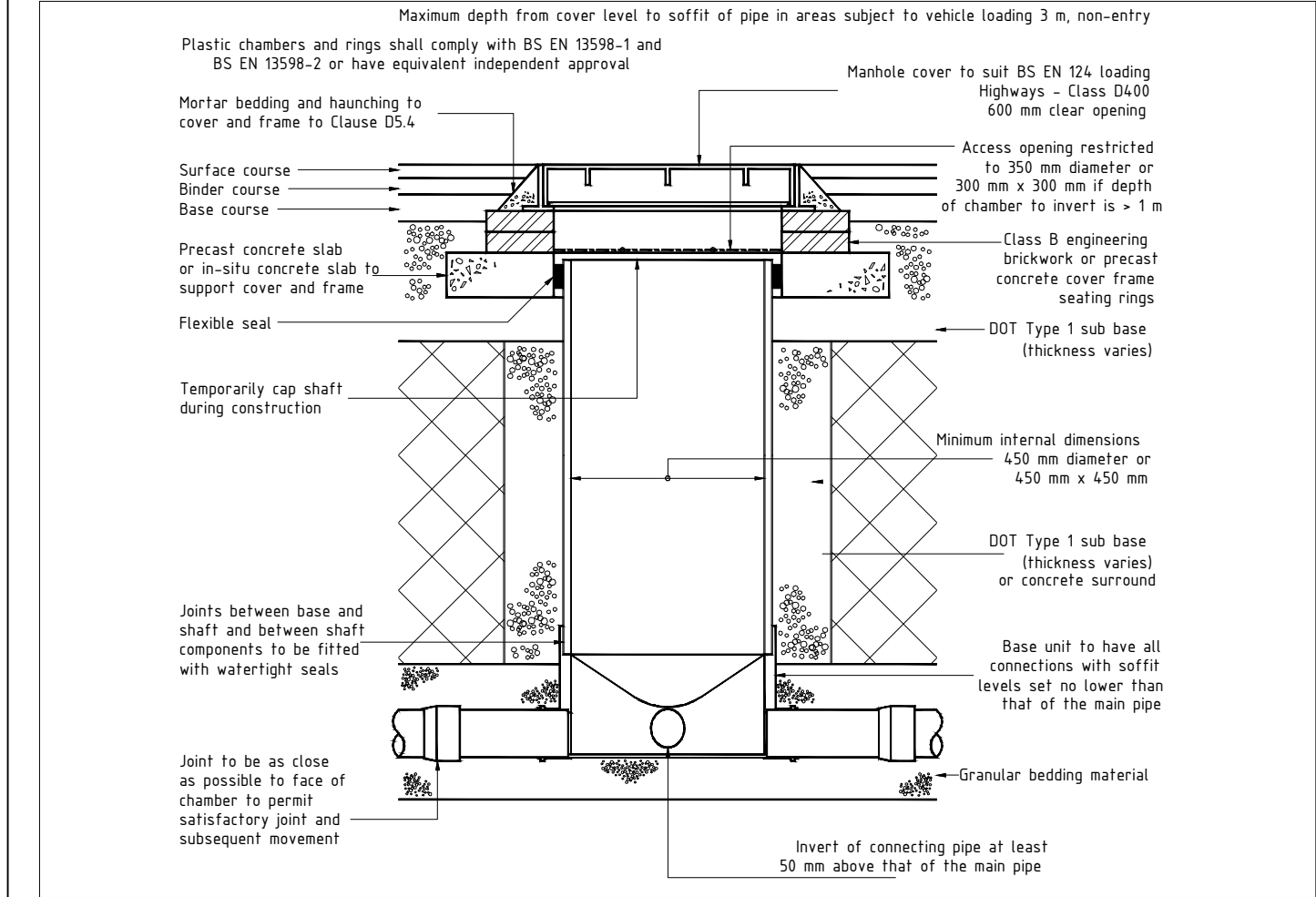




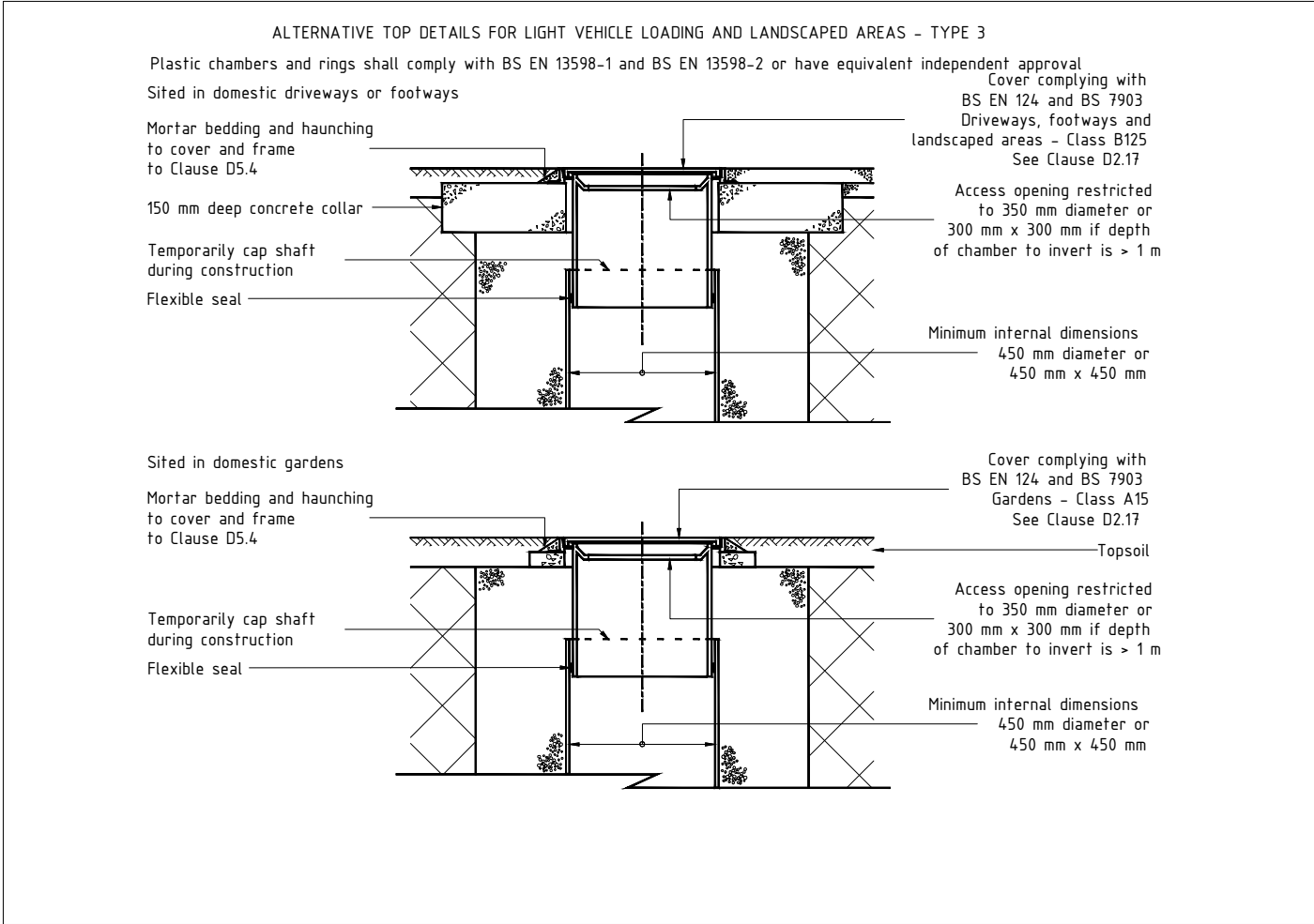
EXISTING SITE & DRAINAGE PLAN 1:100



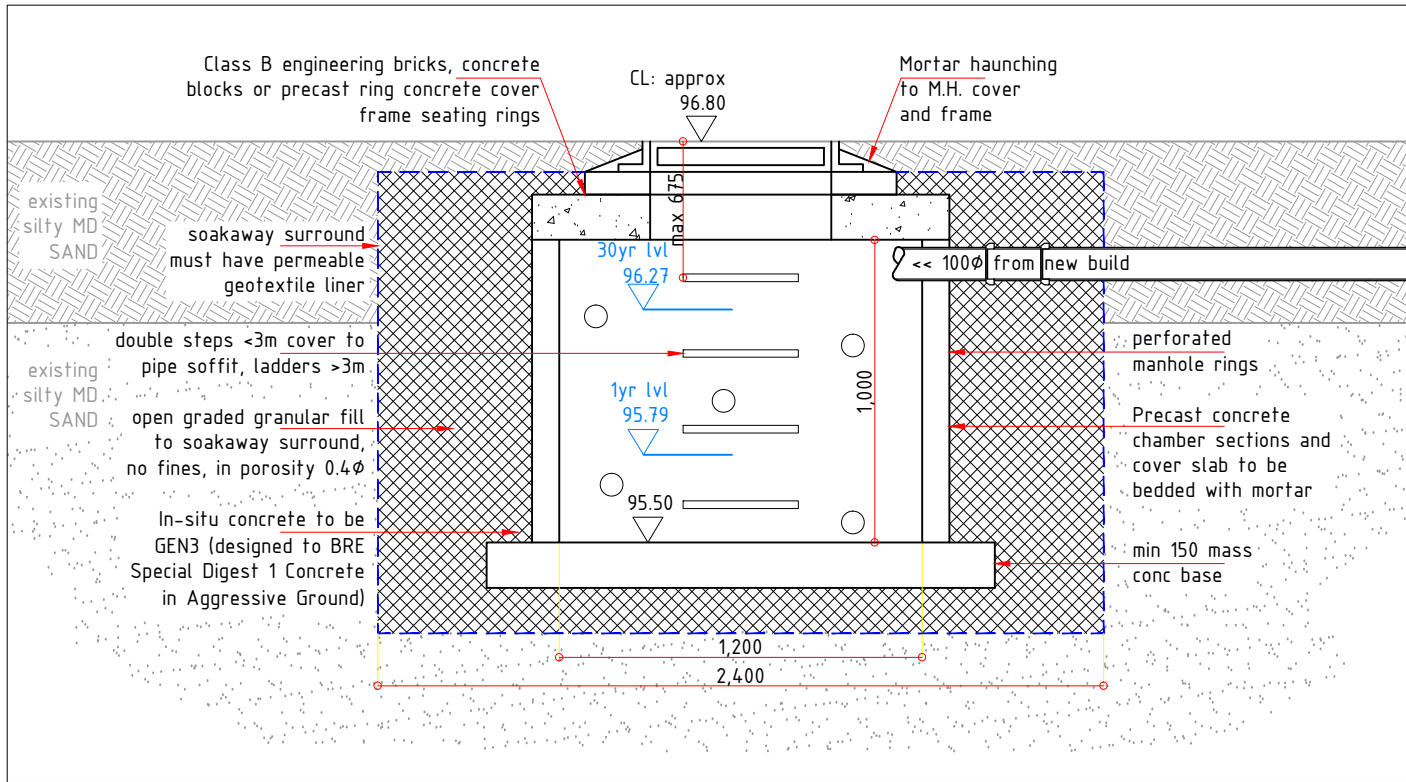
PROPOSED SITE & DRAINAGE PLAN 1:100



IC TYPICAL DETAIL (NTS)



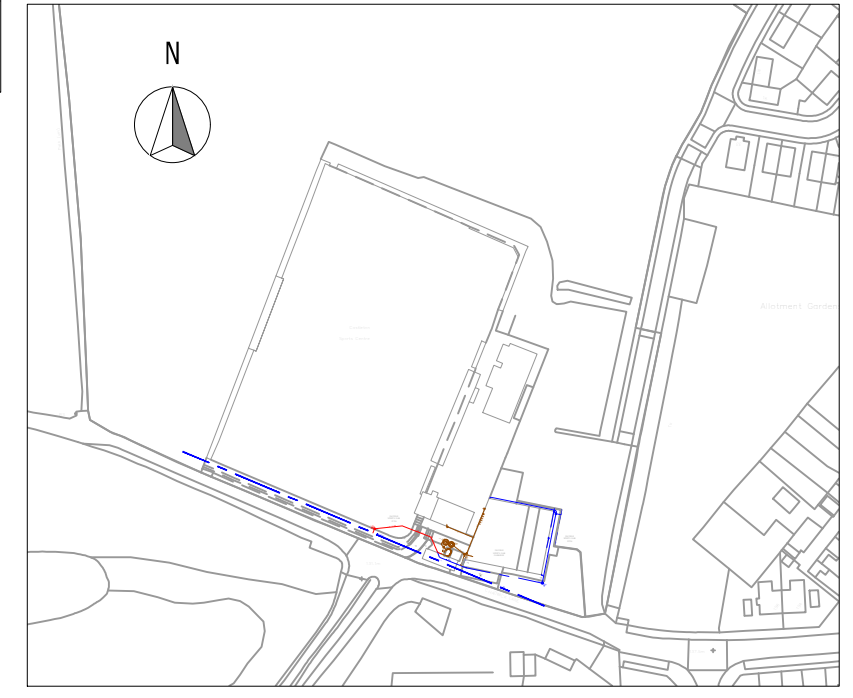
IC COVER ALTERNATIVE DETAILS (NTS)



SOAKAWAY MH GENERAL ARRANGEMENT DETAIL 1:25

- GENERAL NOTES
1. THIS DRAWING IS COPYRIGHT & IS SENT TO YOU IN CONFIDENCE. IT MUST NOT BE COPIED, USED OR DISCLOSED, IN WHOLE OR IN PART, TO THIRD PARTIES WITHOUT WRITTEN PERMISSION. IT REMAINS THE PROPERTY OF TJB&A AND MUST BE RETURNED ON REQUEST.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTUAL DOCUMENTS.
 3. ALL WORK IS TO BE DONE TO THE SATISFACTION OF THE CLIENT.
 4. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 6. REFER TO ARCHITECTS DETAILS FOR S&M.
 7. CONTRACTOR TO CONFIRM S&M PRIOR TO ORDERING MATERIAL / CONSTRUCTION.
 8. TO NOT SCALE. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCING SHOP DRAWINGS OR WORK ON SITE.
 9. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CDM 2015.
 10. HIGHWAYS / ACCESS ROADS & PRIVATE DRIVES.
 11. N/A.
 12. DRAINAGE.
 13. TO BE READ IN CONJUNCTION WITH TJB&A ASSOCIATES DRAINAGE CALCULATIONS.
 14. MANHOLE COVER LEVELS INDICATIVE ONLY. TO BE ADJUSTED TO SUIT FINAL FINISH SITE LEVELS.
 15. SEWERS / MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH THE WATER AUTHORITIES SEWERS FOR ADOPTION LITIGATION AS APPLICABLE, B. Reg. Approved Doc. H, and BS EN 752-4.
 16. CLASS 5 GRANULAR BED AND SURROUND TO ALL NEW SEWERS.
 17. SEWERS MUST HAVE MIN 150mm CONCRETE SURROUND IF:
 - adoptable assets with less than 12m of cover under highways or driveways;
 - private assets with less than 100mm of cover under private driveways.
 18. ALL CONC. INCLUDING PIPES AND MANHOLES TO BE SULPHATE RESISTING UNLESS OTHERWISE AGREED IN WRITING BY ENG.
 19. Foul water must be to the following gradients in accordance with S&M and Sewers for Adoption:
 - 1000 at gradients not less than 1:80 where at least 1 WC is connected and not less than 1:40 where no WC is connected.
 - 1500 foul gradients to be not less than 1:50 with at least 5 WCs connected.
 - 1000 at gradients not less than 1:100.
 - 1500 foul gradients to be not less than 1:50.
 - 1000 at gradients not less than 1:60.
 - 1500 foul gradients to be not less than 1:100.
 20. SEWERS ON UNITED UTILITIES NETWORK OR TO BE PART OF S&M ADOPTION TO BE IN STRICT ACCORDANCE WITH UNITED UTILITIES DEVELOPER CONSTRUCTION DETAILS, SEWERS FOR ADOPTION 7, and BUILDING REGULATIONS APPROVED DOCUMENT H.
 21. FOR ADAPTABLE MH DETAILS, REFER TO UNITED UTILITIES DEVELOPER CONSTRUCTION DETAILS.
 22. MANHOLE DIAMETERS TO BE IN ACCORDANCE WITH S&M CLAUSE 2.9.3, and according to largest manhole pipe diameter.
 23. PIPE DIA. MH DIA.
 - < 375 1200
 - 375-750 1500
 - 750-900 1800
 24. FLEXIBLE PIPES (CLAUSE 5.6.6.2) TO BE THE FOLLOWING LENGTHS:
 - 500-600 0.6m
 - 600-700 1.0m
 - > 700 1.25m
 25. INSPECTION CHAMBERS / MANHOLES TO HAVE MIN 150mm GRANULAR SURROUND IN SOFT LANDSCAPING AREAS AND NOT LESS THAN 50mm CONC. SURROUND TO DRIVEWAYS / CAR PARKS.
 26. MANHOLE COVERS AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 124 and shall be of non-tracking design which does not rely on the use of cushion inserts.
 27. COVER SIZES TO BE IN STRICT ACCORDANCE WITH ADOPTIVE UNDERTAKERS STANDARD REQUIREMENTS.
 28. COVER STRENGTH (CLAUSE 5.1.13) COMPRISING MINIMUM STRENGTH FOR LOCATION AS FOLLOWS:
 - Roads / Highways D400 Vehicle Impact;
 - Car Parks C250 Light Vehicle Loading;
 - Footway / Driveway B125 Occasional Vehicle Loading;
 - Gardens A15 Pedestrian & Cyclist ONLY.
 29. ALL MANHOLE COVERS SHALL BE THE NON-VENTING TYPE UNLESS INDICATED OTHERWISE AND SHALL HAVE CLOSED KEYWAYS.
 30. MANHOLE FRAMES (CLAUSE 5.6.7) TO BE SET TO LEVEL, BEDDED AND HAUNCHED EXTERNALLY OVER THE BASE AND SIDES OF THE FRAME IN MORTAR, IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. THE FRAME SHALL BE SEALED ON NOT LESS THAN 2 COURSES OF CLASS B ENGINEERING BRICK, OR PRECAST CONCRETE MASONRY UNITS OR ON PRECAST CONCRETE COVER FRAME SEALING RINGS TO REGULATE THE DISTANCE BETWEEN THE TOP OF THE COVER AND THE TOP RING TO NO GREATER THAN 475mm. A MORTAR FILLER SHALL BE PROVIDED WHERE THE CORNERS TO AN OPENING IN A SLAB ARE CHAMFERED AND THE BRICKWORK IS NOT FLUSH WITH THE EDGES OF THE OPENING.

CIBA CP32 TABLE 12.1 OPERATION & MAINTENANCE REQUIREMENTS FOR SOAKAWAYS		
MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY
Regular maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based on inspections
Preventative actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
Monitoring	Replacement of clogged geotextile wall require reconstruction of soakaway	As required
	Inspect soil traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check soakaway to ensure emptying is occurring	Annually



LOCATION PLAN 1:2500

PLANNING

T J B O O T H A S S O C I A T E S

CONSULTING CIVIL & GEOTECHNICAL ENGINEERS

20A Eastgate Street
Rochdale
Lancashire
OL16 1DH

Tel: 01706 868288

AMENDMENTS/ ISSUES			
0	original for planning	dec 2022	ds
REVISION	REASON/ CHANGE	DATE	BY

MAYFIELD SPORTS CLUB / CHANGING FACILITY

DRAINAGE PLAN & DETAILS

FILE NAME: dwg-tjb-mayfield SC-191222.dwg

SCALE: 1 : ??? @ A1