

B4584

CLEGGARS PARK

The Retreat

Meadow Croft

Lindfield

Glenham

Rose Cottage

P.O.S.
Informal Open Space (1120sqm)



NOTES:

THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN ROGER CASEY ASSOCIATES AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ROGER CASEY ASSOCIATES.

THE CONTRACTOR IS TO CHECK ALL LEVELS AND DIMENSIONS BEFORE WORK COMMENCES AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE CONSULTANTS.

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ROGER CASEY ASSOCIATES DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT.

THE CONTRACTOR IS EXPECTED TO SUPPLY AND DO EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS THAT MAY BE REASONABLY INFERRED FROM THE DRAWINGS AND SPECIFICATION, WHETHER REFERRED TO IN DETAIL OR NOT, WITHOUT EXTRA PAYMENT IN RESPECT THEREOF.

ALL FIGURED LEVELS ARE RELATED TO LAND SURVEY DATUM AS ICA DRAWING NUMBER JOB NUMBER/01 UNLESS NOTED OTHERWISE.

ALL FIGURED DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT RELEVANT SECTIONS OF:

- SPECIFICATION FOR HIGHWAY WORKS
- DESIGN MANUAL FOR ROADS AND BRIDGES
- LOCAL AUTHORITY HIGHWAY ADOPTION REQUIREMENTS
- LOCAL AUTHORITY SAB APPROVAL AND REQUIREMENTS
- SEWERS FOR ADOPTION 7th EDITION
- BUILDING REGULATIONS
- BRITISH STANDARDS
- NEW ROADS AND STREET WORKS ACT
- HEALTH AND SAFETY REGULATIONS
- GOOD PRACTICE

IT IS KNOWN THAT EXISTING UTILITY COMPANY UNDERGROUND SERVICES AND APPARATUS IS PRESENT WITHIN THE PROPOSED WORKS AREA THE CONTRACTOR SHOULD ALLOW FOR ALL NECESSARY INVESTIGATIVE WORK (CAT DETECTION, TRAIL HOLES, ETC.) TO DETERMINE ROUTE AND DEPTH OF ALL UNDERGROUND SERVICES TO AVOID DAMAGE AND PRESERVE SUPPLIES TO EXISTING DWELLINGS / PREMISES.

ALL REDUNDANT SERVICES AND DRAINAGE INFRASTRUCTURE ARE TO BE GRABBED UP PRIVATE DRAINAGE NOTES

ALL PIPEWORK SHALL BE (PVC) COMPLYING WITH SEWERS FOR ADOPTION 7th EDITION, 250mm ØP EDITION AND ALL CURRENT RELEVANT BRITISH STANDARDS, BBA CERTIFICATES AND MANUFACTURERS RECOMMENDATIONS AND INSTALLED TO MEET THE SAME.

PROVIDE 150mm CONCRETE SURROUND WITH FLEXIBLE JOINTS WHERE SEWER PIPES HAVE LESS THAN 900mm COVER IN NON-ADAPTABLE TRAFFICKED AREAS. ALL OTHER DEPTH PIPELINES SHALL HAVE GRANULAR PIPE BED AND SURROUND AS DETAILS IN NON-TRAFFICKED AREAS WHERE THERE IS NO RISK OF DAMAGE FROM GARDEN IMPLEMENTS (SURFACED PATHS) SHALL HAVE GRANULAR BED AND SURROUND AS DETAILS. WHERE THERE IS A RISK FROM GARDEN IMPLEMENT DAMAGE AND PIPELINE HAS LESS THAN 600mm COVER PROVIDE 50mm ØP CONCRETE PAVING SLAB LAD ON 75mm GRANULAR PIPE BEDDING MATERIAL ABOVE CROWN OF PIPELINE.

ANY DISCREPANCIES IN INFORMATION CONTAINED IN THIS DRAWING AND ANY PROPOSED ALTERATIONS TO ROAD ALIGNMENT OR DRAINAGE MUST BE REPORTED TO ENGINEER FOR REVISION AND AGREEMENT WITH RELEVANT AUTHORITY.

FOUL WATER & SURFACE WATER SEWER (3m MAXIMUM PIPE LENGTHS)

ALL PIPES AND FITTINGS FOR DIAMETER OF 100/110mm TO BE EITHER:

- JOP ULTRA3 UNDERGROUND DRAINAGE SYSTEM
- MARLEY SOLID WALL UNDERGROUND DRAINAGE PIPE SYSTEM
- OSMABRAIN BUILDING DRAINAGE SYSTEM
- POLYPIPE EN1401-1 STANDARD UNDERGROUND DRAIN SYSTEM
- OR SIMILAR APPROVED BY RELEVANT AUTHORITY AND/OR RCA

ALL PIPES AND FITTINGS FOR DIAMETERS OF 150mm - 300mm TO BE EITHER:

- JOP ULTRA3 UNDERGROUND DRAINAGE SYSTEM
- MARLEY QUANTUM SEWER SYSTEM
- POLYPIPE CIVILS POLYSEWER SYSTEM
- UPROTOR ULTRA-RIB SYSTEM
- WAWN OSMIA ULTRA-RIB SYSTEM
- OR SIMILAR APPROVED BY RELEVANT AUTHORITY AND/OR RCA

3m MAXIMUM LENGTH PVC-U PIPES INSTALLED BY BPF/PPG ACCREDITED CONTRACTOR - COPY OF CERTIFICATE REQUIRED.

USE OF DIFFERENT PIPE SUPPLIER, PIPE LENGTH OR SPECIFICATION MUST BE APPROVED BY THE STATUTORY UNDERTAKER - I.E. IN DOUBT ASK.

WHERE SPECIFIED AS PLASTIC CHAMBERS ON RCA CHAMBER SCHEDULES CHAMBERS MUST COMPLY WITH BS EN 13598-1 AND BS EN 13598-2 OR HAVE EQUIVALENT INDEPENDENT APPROVAL (I.E. TO BE AGREED WITH ADOPTING AUTHORITY). CHAMBERS TO BE EITHER JOP AXEDO INSPECTION CHAMBER SYSTEM, POLYPIPE POLYSEWER INSPECTION CHAMBER SYSTEM, OSMIA INSPECTION CHAMBER SYSTEM, BRETT MARTIN ADAPTABLE CHAMBERS OR SIMILAR APPROVED BY RELEVANT AUTHORITY AND/OR RCA - CHAMBER SPECIFICATION MUST BE SUITABLE FOR PIPE DIAMETER, BURIAL DEPTH, LOCATION AND COVER LOADING - I.E. IN DOUBT ASK.

REV	DESCRIPTION	DATE	BY	CHECKED	DATE

PLANNING

Roger Casey Associates
Consulting Civil & Structural Engineers

Ty Mansel, 6 Mansel Street, Carmarthen, Carmarthenshire SA31 1PX
T: 01267 222 646
Units 10 & 11, Merlin's Court, Birch Lane, Haverfordwest, Pembrokeshire SA61 1SB
T: 01437 762 795

E: office@rca-eng.co.uk
W: www.rca-eng.co.uk

CLIENT:
ATEB GROUP

ARCHITECT:
HAMMOND ARCHITECTURE

PROJECT:
Residential Development South of CLEGGARS PARK, LAMPHEY, PEMBROKESHIRE, SA71 5JY

DRAWING TITLE:
ENGINEERING SITE PLAN SECTION 104

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