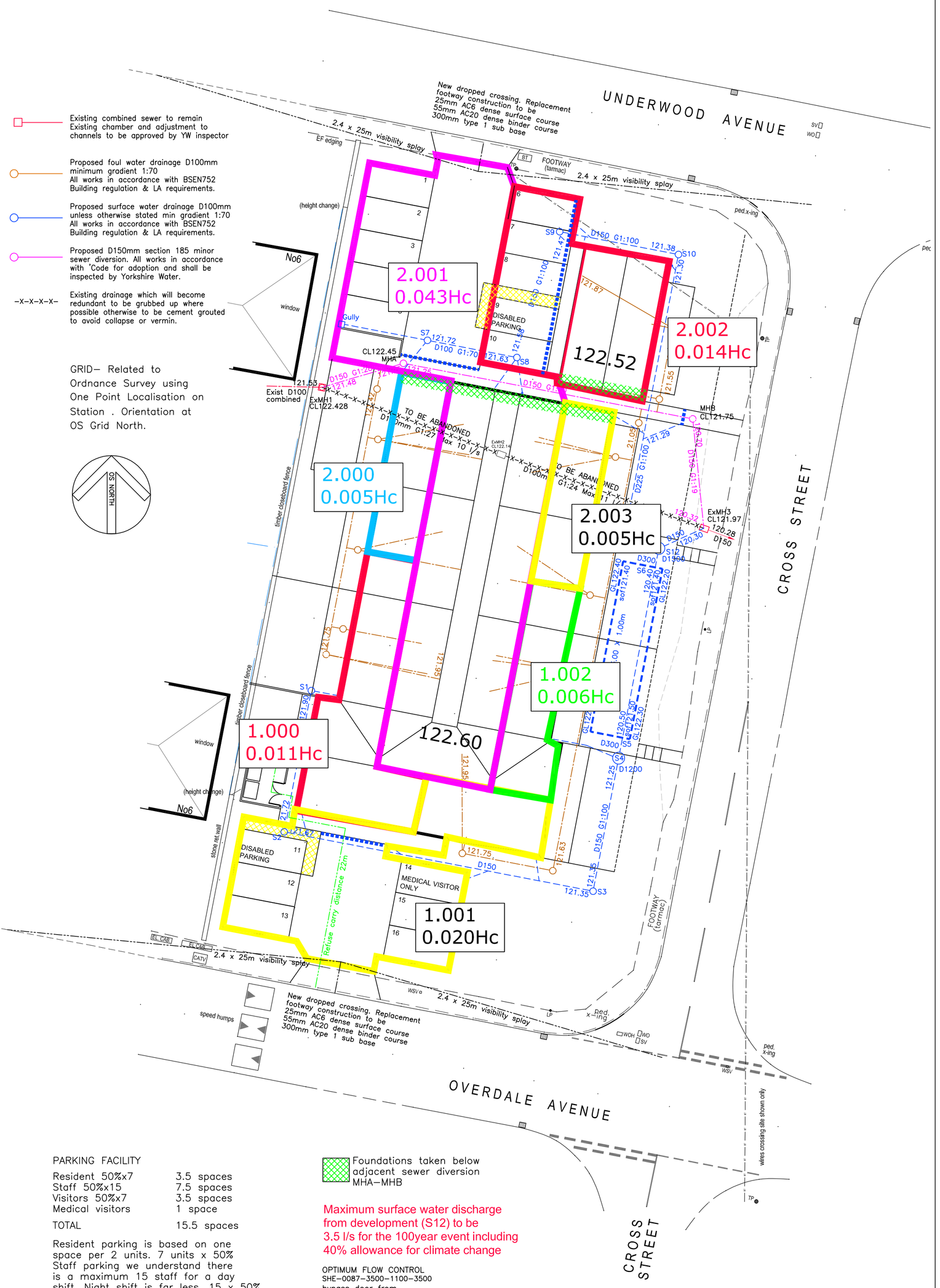
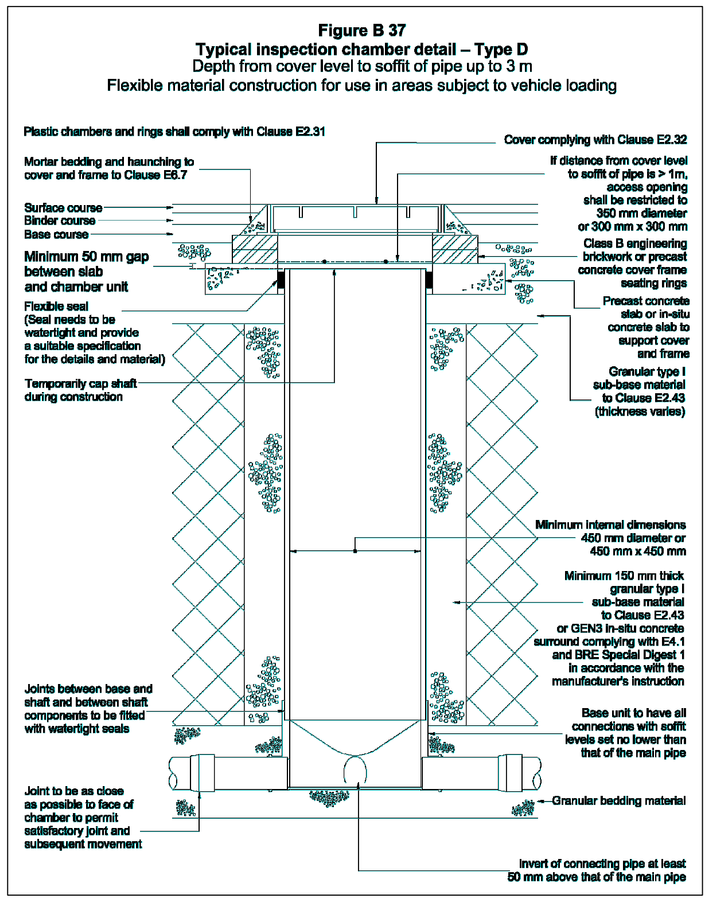


PARKING FACILITY

Resident 50%x7	3.5 spaces
Staff 50%x15	7.5 spaces
Visitors 50%x7	3.5 spaces
Medical visitors	1 space
TOTAL	15.5 spaces

Resident parking is based on one space per 2 units. 7 units x 50% Staff parking we understand there is a maximum 15 staff for a day shift. Night shift is far less. 15 x 50% Visitor parking we have assumed one space per 2 units. 7 units x 50% Medical visitor is as required we have allowed one space which will be signed.

A 7day survey was carried out at a development of the same size, Apricus, 20 Yew Lane S5 9AN. 32 cars used the car park in the week including staff, visitors and professionals 6 cars per week. The heaviest day saw 12 cars in one day.

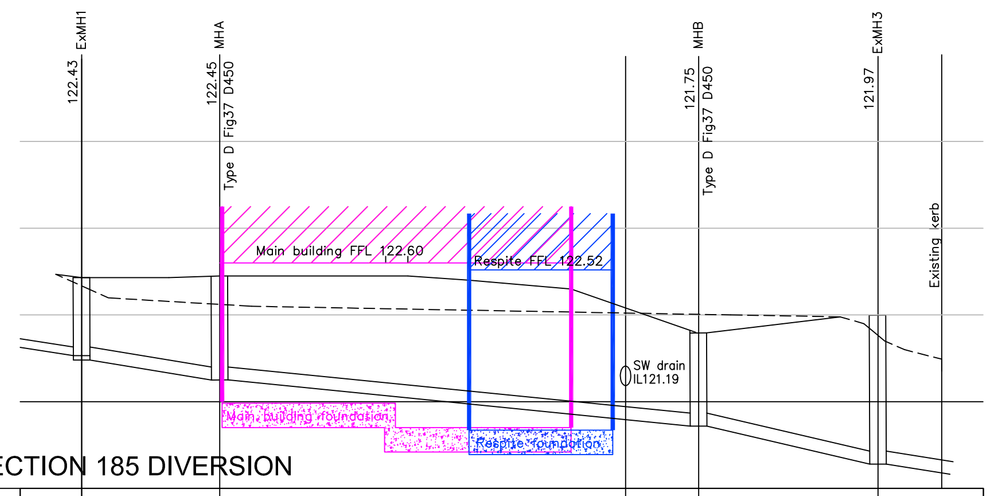


1. THIS DRAWING IS BASED UPON JVN ARCHITECTS SITE LAYOUT AND HAYCOCK & TODD TOPOGRAPHICAL SURVEY DRAWING
2. ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IF IN DOUBT, ASK.
3. ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH IWNL'S SPECIFICATIONS/SPECIAL REQUIREMENTS.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS DRAWINGS AND SPECIFICATIONS.
5. ALL BUILDING DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 752, BUILDING REGULATIONS AND THE LOCAL AUTHORITY BUILDING CONTROL SPECIFICATIONS AND REGULATIONS.
6. ANY DRAINAGE OUTLETS SHOWN AS 'OPTIONAL' ON THE ARCHITECTS SERVICE LAYOUTS ONLY TO BE INCLUDED AT THE DISCRETION OF THE SITE MANAGER.
7. ALL DRAINAGE PIPES ARE 100mm DIAMETER UNLESS STATED OTHERWISE.
8. WHERE POSSIBLE THE HIGHEST INCOMING FLOW MUST ALWAYS BE DIRECTED TO FLOW THROUGH THE MAIN CHANNEL OF THE PPIC. THE PPIC IS TO BE ROTATED TO SUIT AND SWEPT BENDS USED AS NECESSARY FOR OTHER INCOMING FLOWS
9. THE CONTRACTOR SHALL ALLOW FOR THE PROTECTION, TEMPORARY AND PERMANENT SUPPORT & DIVERSION WORKS AS NECESSARY TO ALL EXISTING SERVICES TO THE SATISFACTION OF THE PUBLIC UTILITY COMPANIES.
10. THE CONTRACTOR SHALL ALLOW FOR OBTAINING ALL RELEVANT APPROVALS FROM THE RELEVANT AUTHORITIES WHEN WORKING IN THE PUBLIC HIGHWAY AND ON SEWERAGE SYSTEMS.
11. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL CLEAN ALL DRAINAGE BY JETTING, REMOVING ALL DEBRIS FROM SITE. NO DEBRIS SHALL BE PERMITTED TO ENTER THE PUBLIC DRAINAGE OR WATERCOURSE SYSTEM. ALL ADOPTABLE DRAINS & GULLIES SHALL BE CCTV SURVEYED WITH THE DATA PASSED TO THE ENGINEER FOR REVIEW.

COMBINED SEWER DIVERSION – SECTION 185
Existing MH1 & MH3 to be inspected and channels adjusted subject to approval of YW.
A new D150mm Ultrarib sewer to be constructed between ExMH1–MHA–MHB–ExMH3
The sewer is located under a footway and approx 1.15–0.9m cover, therefore granular surround is acceptable. Adjacent building foundations are to be taken below invert of diverted sewer
The existing sewer is D100mm and a minimum gradient of 1:26.6 having a full bore capacity of 10 l/s, the proposed diversion is D150mm with a minimum gradient of 1:40 having a full bore capacity of 24 l/s therefore satisfactory

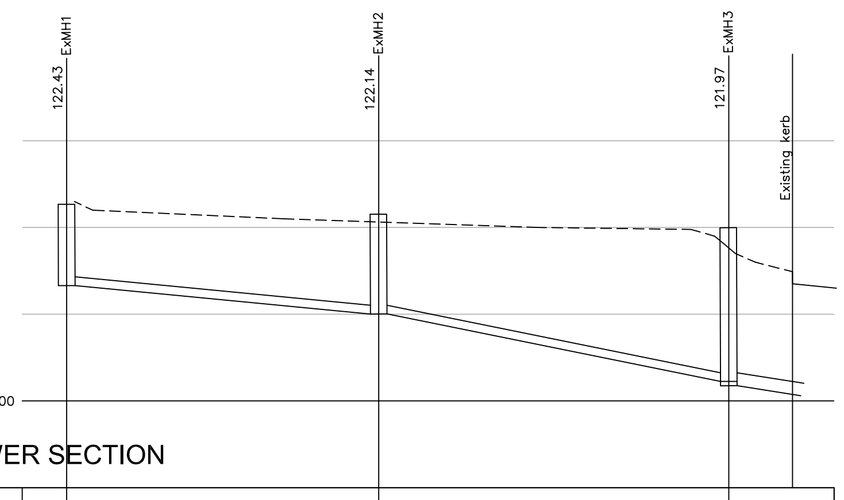
MHA and MHB will be D450mm plastic inspection chambers fitted with reducer and B125 cover and frame

Once diversion is complete the existing sewer and ExMH2 will be grubbed up.



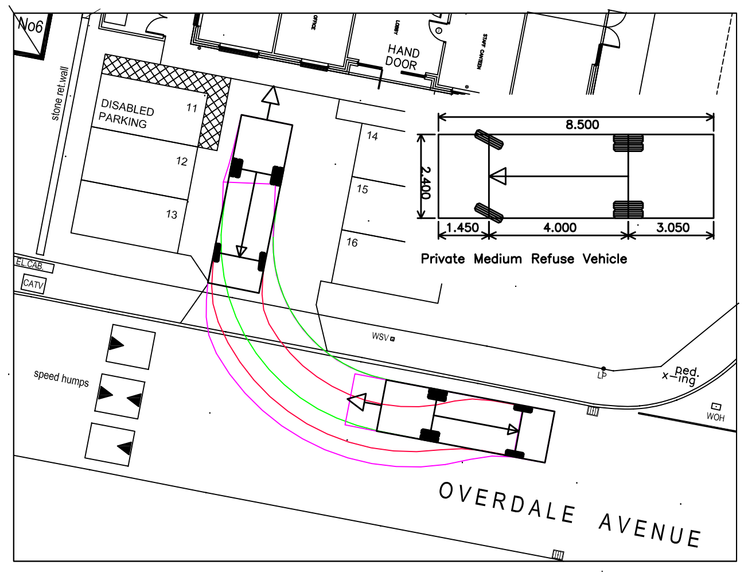
PROPOSED SECTION 185 DIVERSION

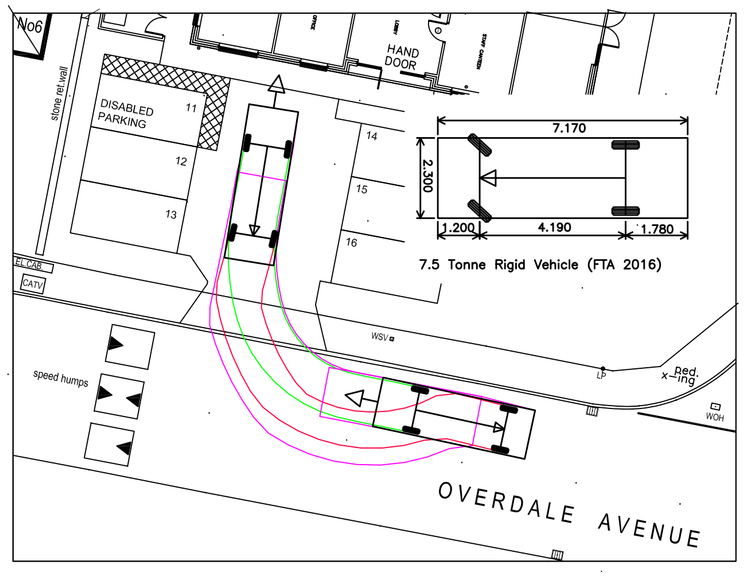
CHAINAGE													
EXISTING GROUND LEVEL	122.47		122.43	122.45		122.45	122.40	122.30	122.15	121.95	121.80	121.80	121.70	121.60	121.49	121.35
FOULWATER INVERT	121.528	121.478		121.250	121.250					120.700	120.700	120.276	120.276			
FOULWATER DETAILS		DIVERSION Dia 150 Circular CLAY 1 in 28 BSEN 295–1:1991		DIVERSION Dia 150 Circular CLAY 1 in 40 BSEN 295–1:1991							DIVERSION Dia 150 Circular CLAY 1 in 19 BSEN 295–1:1991					
FOULWATER LENGTHS		45kN/m 6.36 Type S granular surround		45kN/m 22.09 Type S granular surround							45kN/m 8.24 Type S granular surround					



EXISTING SEWER SECTION

CHAINAGE													
EXISTING GROUND LEVEL	122.30	122.20		122.10			122.00			121.90	121.80	121.70	121.60	121.49	121.35
FOULWATER INVERT	121.528	121.528	EXISTING Dia 100 Circular CLAY 1 in 26.6		120.992	120.992	EXISTING Dia 100 Circular CLAY 1 in 24.4			120.326	120.276				
FOULWATER DETAILS			14.39				16.14								





D. S10–S11–S12 increased to D225 7–8–26
C. Further detail added following highway comments 6–8–26
B. Full details added for section 185 diversion and private drainage for client comment 4–8–26
A. Further detail added for client comment 30–6–26

R.A.B. ENGINEERING DESIGN LTD
12 BERRY HOLME CLOSE
SHEFFIELD S35 1AB
TEL.(0114)2464871

JVN

Cross Street / Overdale Avenue
Wosborough
Drainage layout Impermeable areas

DRAWN BY rab
SCALE 1:200 ISO A2 DATE Apr26
1188-99 1188-98 -IMP D

PRELIMINARY ONLY