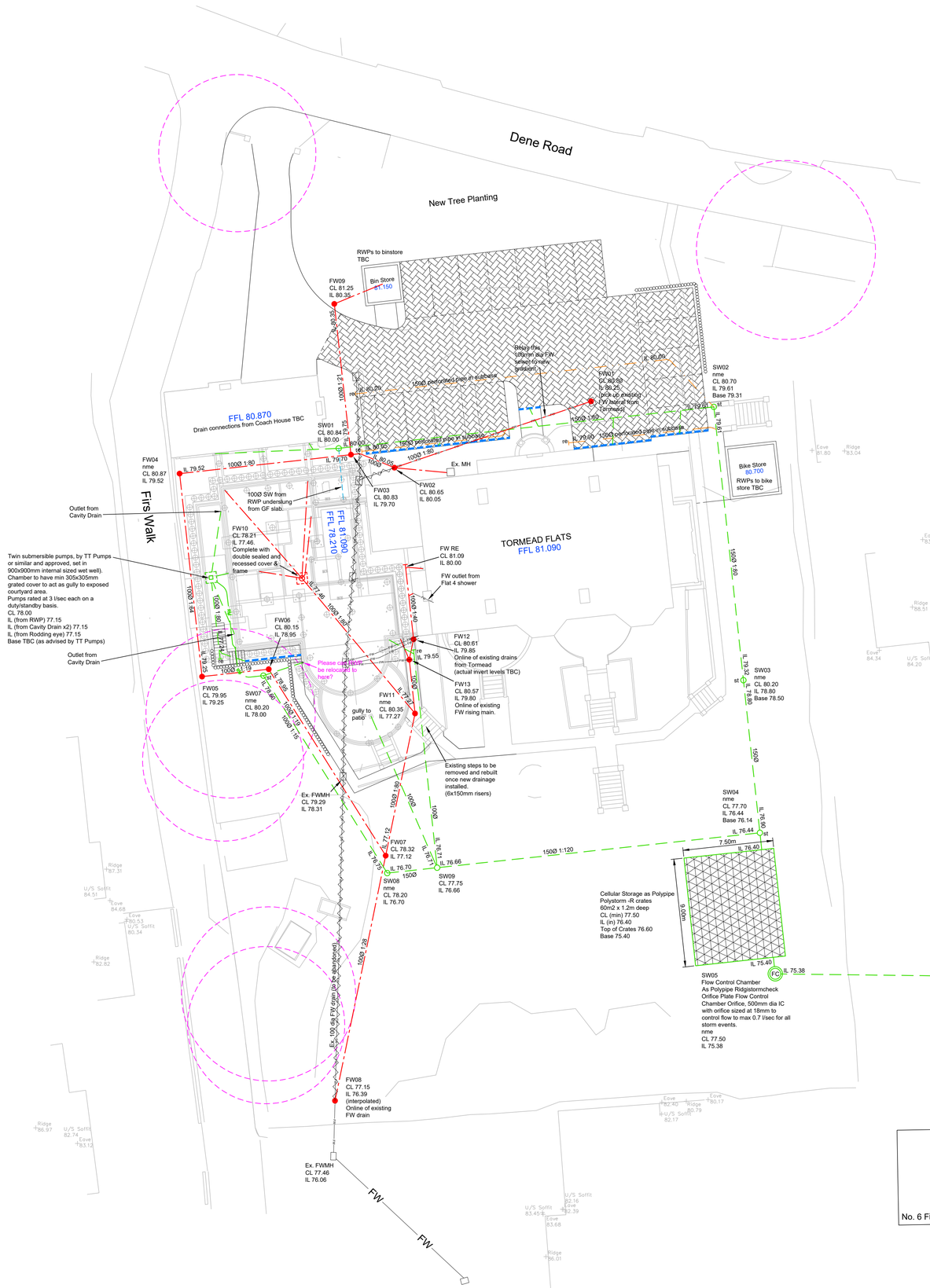

Key

- Existing combined water drainage
- Existing combined water drainage to be abandoned
- Private foul water drainage
- Private surface water drainage
- Private surface water discharge main
- Subbase drain to permeable paving
- Polypropylene universal inspection chambers 1200 deep max, 450 dia, 100 inlet / outlet connections (6 no. max) or 150 inlet/outlet connections (4 no max) as detailed on IDL/1176/07/02 construction details. Where greater than 1.2m deep chambers to be non-entry, 3000 deep max, 450 dia (with 300 dia. or square cover) .
- Silt Trap
- Rodding eye same dia. as downstream drain
- Pump station
- Catchpit
- Slotted drainage channel with inbuilt falls to outlet.
- Denotes cellular attenuation, as Wavin Aquacell Plus or similar and approved. As detailed on IDL/1176/07/02 construction details
- Denotes extent of permeable parking area.

Notes continued

22 IMPORTANT NOTE:
At depths where groundwater ingress is encountered, consider the use of a sump / pump arrangement. Additional reference should be made to the Interpretative Geotechnical Report for supplementary measures in such instances
Where excavations are > 1m deep, consider the use of full perimeter trench support.

23 IMPORTANT NOTE:
The new sewer connections are be successfully made prior to commencing any upstream drainage works.

24 All paving and garden areas to be graded evenly between spot levels given.

25 Any discrepancies to be referred to the Project Engineer immediately.

CONTRACT DOCUMENT

Notes

1. This drawing is to be read in conjunction with the private and drainage construction details.
2. All private drainage works to be carried out in accordance with the provisions laid down in BS EN 752 & The Building Regulations, Part H.
3. Levels shown in buildings are Finished Floor Level.
4. Drainage under adopted roads to be either:-
   a) Vitrified Clayware to BSEN295.
   b) Concrete to BS 5911, Class M. Laterals to be formed of either vitrified clay or "Extra Strength", concrete "Class M",
5. Before commencing any Sewer or drainage works, the Developer's Groundworker must satisfy themselves, the developer and the Local Authority of actual levels and conditions of existing sewers.
6. Buried concrete to satisfy the requirements of BRE Special Digest 1 as predetermined by the site's Geotechnical Report
7. All abandoned, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of carparks and drives etc., and to sufficient depth to allow for laying service company's mains and services.
8. Depth and Location of existing services to be traced prior to any excavation.
9. All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4660 and BS 5481 or vitrified clayware to BS EN 295.
10. Generally pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location. Where bedding material is placed at depths susceptible to ground water ingress, it is to be wrapped in a geotextile (Terram 700 or better).
11. Private precast concrete manholes and catchpits to be constructed using conc. box sections or circular rings to BS 5911-200, with 150mm conc. surround, size and construction to comply with Table 12 of Approved Document, Part H.
12. Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
13. Access panels are to be provided to all rainwater pipes, a max. 600 above finished ground level.
14. All manholes / inspection chambers in block paved areas, to have recessed covers. These are to be orientated such as to minimise cut blocks.
15. All pipework to be 100mmØ (150Ø from road gullies) unless otherwise stated.
16. All levels in metres (m) unless specified otherwise.
17. All drain runs from Svp's, stub stacks or FW gullies to be laid at 1:40 gradient unless otherwise stated.
18. Svp's, stub stacks & RWP's are shown indicative only. Refer to Architects drawings for accurate locations
19. House/Flat drainage to be laid prior to erection of scaffold.
20. All cover and invert levels shown are in metres. All pipe diameters are in millimetres U.N.O.
21. All chambers located in trafficked areas to have concrete surround as detailed on IDL/1005/07 construction details.

Rev	Description	Date
2	Cavity drain outlets added. Drainage from binstore clarified. SW outfall route from site adjusted.	06.08.24
1	First Issue	15.07.24

Status: Preliminary

Scale : 1:200@A1			
Date : July 2024		Checked:	Approved:
Drawn : IDL		BM	PT

Title :

Drainage Layout

Project :

Tormead, 27 Dene Road, Northwood

Drg. No:	Rev:	File Ref:	1245-07.dwg
IDL/1245/07/01	2	Plot Ref:	1245-07-01.pdf

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