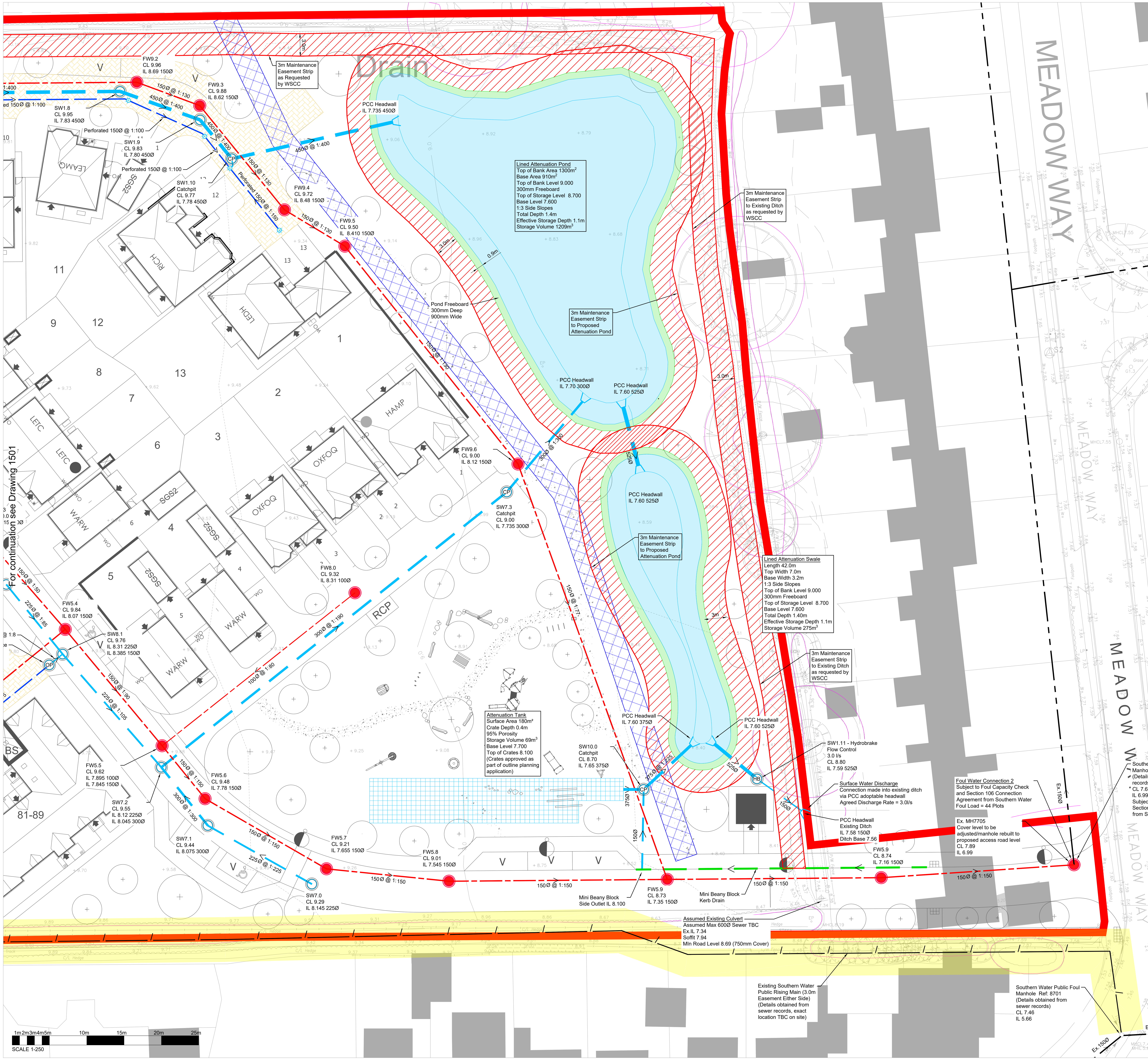


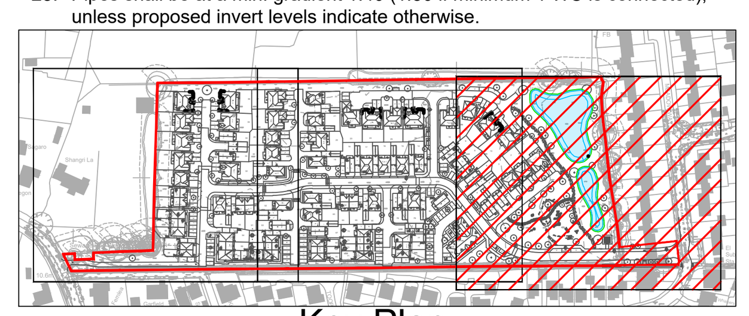
INDICATIVE ONLY

KEY

- Proposed Private Surface Water Pipe Ø and gradient as stated
- Proposed Private Foul Water Pipe Ø and gradient as stated
- Proposed Surface Water Perforated Pipe Private - Ø and gradient as stated
- Existing Public Foul Water Pipe Ø and gradient as stated
- Existing Public Foul Water Rising Main (Southern Water 3.0m Easement)
- Proposed Surface Water Kerb Drain Marshalls Mini Beany Block, Side Outfall
- Proposed Private Surface Water PPIC 450Ø Internal Diameter
- Proposed Private Surface Water Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- OP Proposed Private Orifice Plate Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- HB Proposed Private Hydrobrake Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- CP Proposed Private Catchpit Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- Proposed Private Foul Water Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- Proposed Permeable Block Paving, Tanked 600mm Deep Type 3 Sub Base
- Proposed PCC Headwall - Specification as Required for Sewer Diameter
- HV Cable Diversion and Easement
- Proposed Geo-Cellular Attenuation Tank
- 3.0m Maintenance Easement Strip
- Tree Root Protection Zones

NOTES

1. DO NOT SCALE THIS DRAWING.
   WORK TO FIGURED DIMENSIONS ONLY.
   ALL DIMENSIONS ARE IN MILLIMETRES (mm)
   UNLESS NOTED OTHERWISE.
2. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and their respective Specifications.
3. All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations.
4. Any discrepancies between all working drawings, specifications and schedules of all disciplines to be immediately notified to CTP for clarification/correction prior to construction of relevant structure.
5. All private drainage works shall be constructed in accordance with Building Regulations Approved Document H (latest edition)' and BS EN 752.
6. Prior to commencement of the works the contractor shall liaise with all relevant authorities to obtain their requirements, work method approval and where appropriate the intended choice of materials.
7. Refer to topographical survey for details of existing site conditions and bench marks.
8. Prior to commencement of the works the contractor shall liaise with all relevant authorities to locate, protect and where necessary divert all existing services affected by the works.
9. The contractor shall ensure the stability of all excavations is maintained at all times and all excavations shall be kept free of standing water.
10. All works in, or adjacent to, the public highway shall be in accordance with the requirements of the Highway Authority. The contractor shall obtain all necessary licenses required to carry out the works within the public highway.
11. All works to new or existing public sewers shall be to the approval of the local water authority and in accordance with 'Sewerage Sector Guidance' - Latest Edition.
12. Prior to commencement of the works all drainage outfall points, whether existing sewer, drain or watercourse, shall be verified on site by the contractor. If the outfall point is found to be higher or significantly lower than shown on the drawings then the design engineer shall be notified immediately (significant redesign of drainage and levels may be necessary). Prior to commencement of construction on-site the contractor shall install all off-site drainage connections, or satisfy himself that there are no obstructions or other reasons why the drain connections can not be made.
13. All cover levels shown on this drawing are approximate, exact levels of new covers and frames are to be determined on site to match level and profile of finished surface.
14. The construction of all existing chambers, gullies and their covers, gratings and frames to be improved, repaired or replaced as necessary to suit their location within the finished development.
15. All covers, gratings and frames to chambers, gullies, channels etc, shall be of the correct load class to suit their location.
    Load Class A15- Pedestrian areas (not accessible by vehicles)
    Load Class B125- Private drives
    Load Class C250- Basements / parking bays / lightly trafficked roads
    Load Class D400- Main roads
16. All existing chambers, gully channels, pipes and other drainage apparatus shall be protected from damage during the works. The contractor shall take all necessary measures to ensure that no material enters the drains (other than that which they are designed to carry).
17. Refer to site investigation report for existing ground conditions and any special requirements for buried concrete (special requirements for buried concrete shall include all pre-cast and in-situ concrete and mortars). Where appropriate refer to contamination reports for details of chemicals affecting choice of materials and other additional requirements.
18. All pre-cast and in-situ concrete and mortars used in the construction of foul drains and sewers shall be made from sulphate resisting cement.
19. Unless noted otherwise all pipework shall be constructed from 'super strength' vitrified clay to BS 65, BS EN 295 or UPVC to BS EN 1401 bedded and backfilled as per the manufacturer's recommendations and the above listed publications.
20. The contractor's attention is drawn to Diagrams 7 and 8 of 'The Building Regulations Approved Document H' showing details of drains laid below and near to buildings. Where ground beams are used, their level shall be set to avoid clashing with drain connections.
21. Exact location of gullies to be determined on site to suit low points. the contractor shall ensure that all finished surfaces are laid to falls that are sufficient for all surface water to drain without surface ponding.
22. For the exact location of soil pipes, stubstacks, W.C.'s and other drainage connections refer to the large scale architectural building plans.
23. Rainwater downpipes that do not connect directly to an access point, shall be fitted with a rodding access.
24. All drainage channels to be by ACO or similar and to be of a type, size and capacity suitable for their location.
25. Private access fittings, inspection chambers and manholes shall be constructed to the dimensions shown in Tables 11 and 12 of 'The Building Regulations Approved Document H' and from the materials listed in Table 14. Access points, inspection chambers and manholes shall be constructed from products designed/rated for the location in which they are to be used. They shall be installed in accordance with the manufacturer's/supplier's recommendations.
26. Prior to commencement of any works the existing drainage must be traced to ensure that no 'live' connections remain, any such connections must be reported to the contract administrator, prior to diversion into the new drains.
27. Pipes at manholes to be soffit to soffit unless noted otherwise.
28. Pipes shall be at a min. gradient 1:40 (1:80 if minimum 1 WC is connected), unless proposed invert levels indicate otherwise.



Key Plan

FOR APPROVAL

Revision	Amendments	Date	Rev'd	Chk'd
P6	Landscape Update	10.12.24	AM	LB
P5	Layout Updated, Ditch Easement Added	29.11.24	SF	LB
P4	Revised to suit comments	07.08.24	AM	LB
P3	Redline Boundary Updated & HV Diversion Added	25.04.24	SP	LB
P2	Landscape Update	19.04.24	SP	LB
P1	Preliminary Issue	10.04.24	SP	LB

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Project Title:
Hook Meadows Westergate

Drawing Title:
Drainage Strategy Sheet 3

Drawing Number:
B0457-1502

Scale: 1:250 @A1 Unless Noted Otherwise

Revision: - P6