



POROUS SHARED ACCESS AREAS (PP1)

Permeable paved surface with porous sub-base discharging to ground.

Comprising:

- 80mm Permeable Block Paving
- 50mm Laying Course
- 80mm Running Course AC10 (Core Drilled)
- 350mm voided Sub Base
- Geotextile (Terram T1000)

POROUS SUB-BASE WITH IMPERMEABLE SURFACE (SITE ENTRANCE)

Impermeable Tarmac surface with porous sub-base discharging to ground.

Comprising:

- 30mm Wearing Course
- 60mm Binder Course
- 125mm Base Course
- 350mm voided Sub Base
- Geotextile (Terram T1000)

POROUS PARKING AREAS (PP2)

Permeable paved surface with porous sub-base discharging to trenches in access ways

Comprising:

- 60mm Permeable Block Paving
- 80mm DBM Running course AC10 (Core Drilled)
- 50mm Laying Course
- 250mm voided Sub Base
- Impermeable Membrane

POROUS PARKING AREAS - FORMATION

Formation level of permeable paved parking areas to be laid to a nominal fall to allow water to pass directly from driveways' sub-bases to the access road sub-base.

Sub-bases for parking areas to be contiguous with the sub-base for the main access ways with no barrier between them.

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
WATER AUTHORITY

DESIGN SUBJECT TO THE CONFIRMATION OF:
GROUNDWATER DEPTH
LOCATION AND DEPTH OF EXISTING UTILITIES

DRAINAGE LEGEND

EXISTING FEATURES

- Ex FWD - Existing foul water sewer/drain and manhole
- Ex SWD - Existing surface water sewer/drain and manhole
- Existing foul/surface water sewer/drain and manhole to be abandoned

PROPOSED FEATURES

- FWD - Foul Drainage
- SWD - Surface Water Drainage
- Pipe crossing (thickening denotes pipe above)
- CD - Channel drain
- Rainwater pipe
- Storm water access chamber (3000)
- Storm water inspection chamber (4500)
- Storm water manhole (10500)
- Storm water catchpit chamber (4500)
- Storm water rodding eye
- Extent of permeable paving with porous sub-base
- Geocellular soakaway - Polypipe Polystorm R-units (or similar approved) wrapped in permeable geotextile. Min Cover 0.6m in landscaped areas only
- Permavoid distribution tank
- Road gully
- Services strip (Delineated with stretcher course of blocks where appropriate)
- Infiltration trench 0.45m width to reach gravel layer approx 1.4m below existing ground level
- Soil stack (type TBC by architect/m&e engineer)
- Foul water access chamber (3000)
- Foul water inspection chamber (4500)
- Finished floor level
- Pipe info - diameter, length, gradient, bedding type

ABBREVIATIONS

- MH - MANHOLE
- IC - INSPECTION CHAMBER
- AC - ACCESS CHAMBER
- CP - CATCHPIT
- BC - BRAKE CHAMBER
- RE - RODDING EYE
- IL - INVERT LEVEL
- SL - SUMP LEVEL
- RA - RESTRICTED ACCESS COVER
- CL - COVER LEVEL
- TL - TOP OF CELLULAR SA
- BL - BASE OF CELLULAR SA
- FL - FORMATION LEVEL

Site Specific Notes

- All storage volumes are designed to the critical 1 in 100 year storm event plus an allowance of 45% for the predicted effects of climate change.
- Soakaways including infiltration trenches designed to 1.89x10⁻⁴m/s recorded infiltration rate. P
- All infiltration structures to be located min 5m from any building and with min 600mm cover to units in landscaped areas (see drawing for variations).
- Geo-cellular structures to be fitted with vent and in full accordance with manufacturer's guidance.

STANDARD DRAINAGE NOTES

- DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
- ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
- BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY. PRIOR TO CONSTRUCTION.
- ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER, IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
- COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
- ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA.
- ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911-PART 1.
- ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
- ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
- THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
- STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
- IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
- NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
- ALL EXISTING MANHOLE COVER, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT.
- UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL VISUAL SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION.
- PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
- MANHOLE AND CHAMBER COVER GRADES:
 - 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
 - 'B125' IN ALL DRIVEWAYS
 - 'C250' IN PRIVATE PARKING AREAS
 - 'D400' IN CARRIAGEWAY/ACCESS ROAD

Prefixed to drawing numbers shall signify the following:-

PL = PLANNING	Shall not be used for contract or construction purposes
P = PRELIMINARY	Shall not be used for contract or construction purposes
T = TENDER	Shall not be used for construction purposes
C = CONSTRUCTION	These are the only drawings that shall be used for construction purposes
R = RECORD	Record of actual completed work

C2	23.01.26	Surface water drainage revised to SI	SFC	CS	CS
C1	13.12.25	CONSTRUCTION ISSUE	SFC	CS	CS
P4	12.12.25	Revised to client comments	SFC	CS	CS
P3	18.12.25	Revised to client comments	SFC	CS	CS
P2	26.11.25	Soakaways revised	SFC	CS	CS
P1	14.11.25	FIRST ISSUE	SFC	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP



CLIENT	METIS HOMES				
ARCHITECT					
JOB TITLE	LAND TO REAR OF CROFT SURGERY EASTERGATE				
DRAWING TITLE	PROPOSED DRAINAGE LAYOUT SHEET 1				
DRAWN	SFC	ENGINEER	SFC	CHECKED	CS
DATE	NOV '25	SCALE @ A1	1:200	APPROVED	CS
JOB No.	C3875	STATUS	C	DRAWING No.	101
				REV.	2

FOR CONSTRUCTION