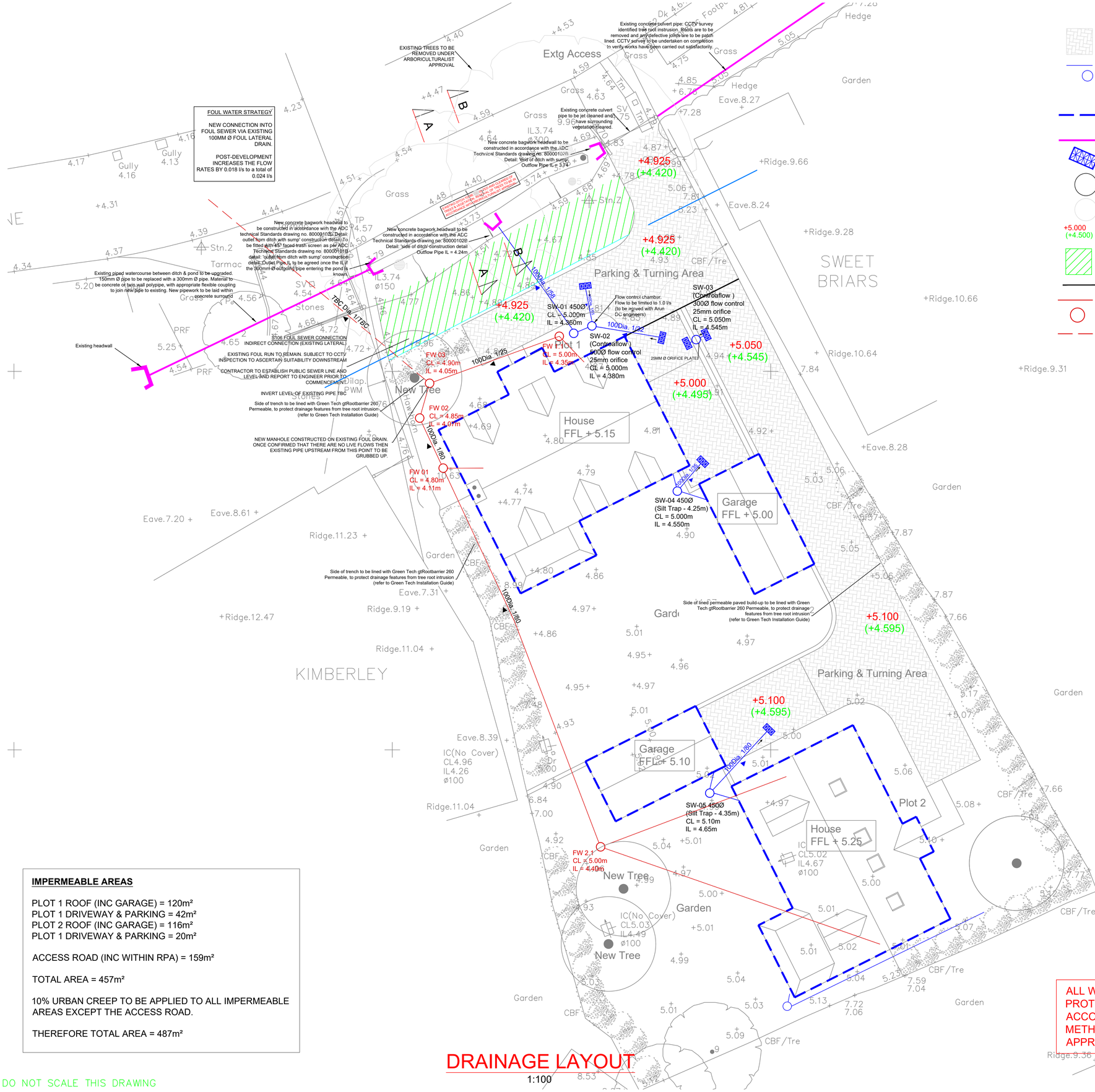


KEY

- Permeable paved access road / driveway with 325mm deep Type 3 Sub–base – Impermeable lined (SEE DETAIL 2)
- Surface water drainage pipes
- Surface water silt trap IC
- ACO MULTIDRAIN M100D 10.0 CONSTANT DEPTH (OR SIMILAR APPROVED) DRAINAGE CHANNEL LAID WITH NO FALL (OR TO FOLLOW GROUND LEVELS ADJACENT TO THE BUILDING) AND INCORPORATING A SUMP UNIT WITH SILT BUCKET AT EACH OUTLET
- PIPED WATERCOURSE
- DIFFUSER UNIT
- Tree Root Protection Area (TBC by arboraculturalist)
- Existing trees to be removed (to arboriculturalist approval)
- +5.000 (+4.500) Cover level / (formation level)
- Proposed 3m easement from top of bank of existing ditch to provide access for maintenance of ditch.
- CONCRETE EDGING BAFFLE
- Foul Drainage
- 600mm dia foul IC
- Existing Foul Drainage

! CDM 2015 - RESIDUAL RISKS !

In preparing the designs illustrated by this drawing we have fulfilled our duties in the role of Designer as defined in the Construction Design and Management Regulations 2015. We have undertaken a full Hazard Identification and Risk Analysis and have designed out any special risks associated with the work, so that as far as possible there are no residual risks.

NOTE: Residual risks are defined as those risks arising from identified hazards which cannot be designed-out, and which a competent and experienced building contractor is unlikely to encounter during normal construction activities. Ordinary risks arising from normal construction operations have not been included.

Where hazards have been identified, the risks from which it has not been possible to eliminate during the design process, these are indicated on the drawing. It will be the responsibility of the Principal Contractor to develop Safe Systems of Work and/or Method Statements to minimise any risks associated with such hazards.

1. This drawing is to be read in conjunction with all relevant Engineers and Architects drawings, and the Specification.
2. All dimensions are in millimetres unless noted otherwise. All levels are in Metres Above an arbitrary datum and not to Ordnance Datum.
3. In accordance with CDM 2015 the Contractor is to:
-Notify HSE of works.
-Comply with the requirements of Health and Safety Plan(if applicable)
-Provide risk assessments and method statements for all potential hazards relevant to this project.
4. The main contractor shall be responsible for the setting out and accuracy of all dimensions. They shall satisfy themselves that the information given is correct and any discrepancies should be noted to the Engineer immediately.
5. DO NOT SCALE. If discrepancy or query arises on dimensions consult Engineer.
6. The Contractor is responsible for specifying product and codes and ordering of drainage materials.
7. All drainage to be installed to BS5955 Pt6 and in strict accordance with the manufacturers instructions.
8. Cover grades and gulley gratings are in accordance with BS497 Pt 1
Cover Grades :- D400 - carriageways.
B125 - carriageways for slow traffic.
A15 - inaccessible to vehicles
9. Sewer runs and manholes to be adopted are to be in accordance with Sewers for Adoption, 7th Edition.
10. Any drainage laid less than 600mm below FGL to be covered with minimum 150mm Gen 3 grade concrete to half diameter.
11. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295- 1991 "super strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2494, bedded & backfilled in accordance with manufacturers instructions.
12. Provide 100x100 PCC lintel max span 650mm where svp exit the building.
13. ACO channels installed and bedded to manufacturers requirements.
14. Exact location of any sewers to be determined on site.

IMPERMEABLE AREAS

PLOT 1 ROOF (INC GARAGE) = 120m²
PLOT 1 DRIVEWAY & PARKING = 42m²
PLOT 2 ROOF (INC GARAGE) = 116m²
PLOT 1 DRIVEWAY & PARKING = 20m²

ACCESS ROAD (INC WITHIN RPA) = 159m²

TOTAL AREA = 457m²

10% URBAN CREEP TO BE APPLIED TO ALL IMPERMEABLE AREAS EXCEPT THE ACCESS ROAD.

THEREFORE TOTAL AREA = 487m²

ALL WORKS WITHIN TREE ROOT PROTECTION AREAS MUST BE IN ACCORDANCE WITH AN ABORICULTURAL METHOD STATEMENT AND SUBJECT TO APPROVAL BY THE ABORACULTURALIST.

DRAINAGE LAYOUT

1:100

DO NOT SCALE THIS DRAWING

Date	By	Revision	QA'D	Chk'd	Ref
JAN 2024	TB	Revisions from LA drainage comments			8
DEC 2023	TB	Foul drainage added			7
NOV 2023	TB	Revisions from OWC comments			6
OCT 2023	TB	Revisions from OWC comments			5
SEP 2023	TB	Attenuation storage volume increased. pipe sizes / gradients added			4
SEP 2023	TB	Drainage scheme update & ditch works added to drawing			3
MAY 2023	TB	Trees removed from within ditch and therefore RPA construction removed			2
APR 2023	TB	3m ditch bank easement added			1

Status: PRELIMINARY

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Client: Maxwell Homes

Project: Bramleys
Horsemere Green Lane

Title: DRAINAGE LAYOUT

Date	Scale	Drg. No.
Feb 2023	AS SHOWN @ A1	456040–201P
Drawn: TB	Chk'd: EG	QA'D

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