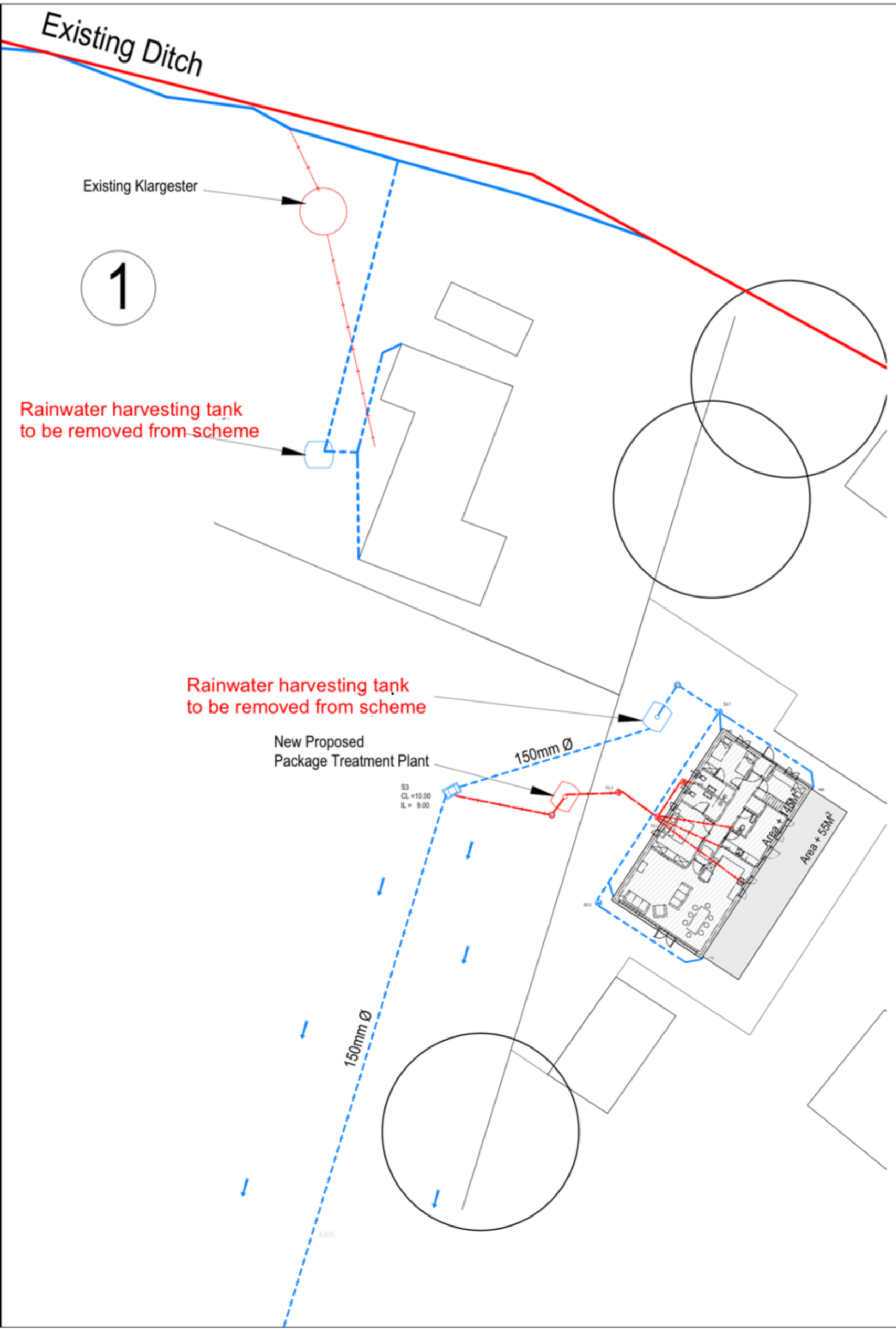

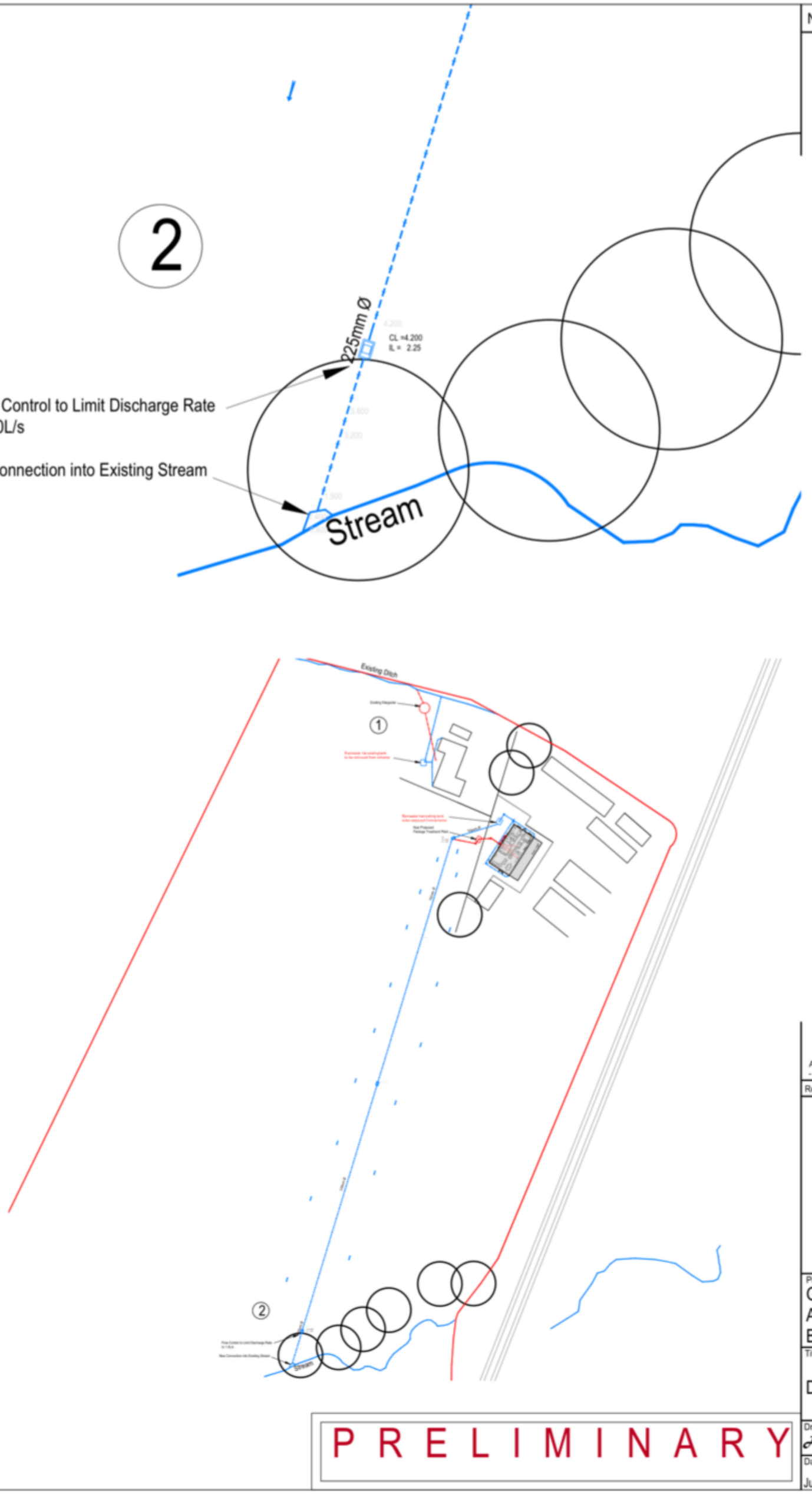

NOTES

1. Do not Scale from this drawing
2. These drawings are to be read in conjuction with the Architects drawings
3. For setting-out dimensions of SVP's, RWP's etc, refer to Architect's or Mechanical Engineer's drawings. Positions shown are indicative and subject to final design
4. Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the commencement of any works.
5. All drainage works shall be carried out in accordance with the requirements of the Local Authority, the Enviroment Agency and in conjunction with all relevant British Standards, Codes of Practice and 'Sewers for Adoption' 6th Edition and any addendums as appropriate.
6. All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
7. Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
8. Refer to manhole schedules or drawings for manhole types, sizes, depths and specific requirements.
9. All foul connections shall be 100mm diameter Plastdrain or equivalent PVC-U pipes to BS EN 1401 unless otherwise specified.
10. All surface water drainage shall be 150mm diameter Plastdrain or equivalent PVC-U pipes to BS EN 1401unless otherwise stated.
11. All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.
12. Manhole covers and frames shall be BS EN 124 and shall be Kitemarked. Covers and frames shall be heavy duty D400 in carriageways and vehicular areas and medium duty B125 in footways and soft landscaping. In blocked/concrete paved areas covers shall be recessed fabricated steel.
13. Refer to structural drawings for details of manholes and sewers constructed within floor slabs and foundations.
14. Cover levels are to be adjusted locally to suit finished ground levels.
15. At least one soil pipe at the head of each foul run shall vent to the atmosphere.
16. HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation.
17. Operatives shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.
18. Existing drainage to be removed is to be broken out to bed level and void backfilled with granular material, compacted in layers not exceeding 250mm.
19. All drain runs from Svp's, stub stacks or fw gullies to be laid at 1:40 gradient unless otherwise stated.
20. Access panels are to be provided to all rainwater pipes, a max. 600 above finished ground level or to discharge into roddable trapped access gullies.
21. All Gradients at drainage runs are indicative. runs to be laid invert to invert.
22. Generally pipes to have granular Bed & Surround (Type S) in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location. Drainage with less than 600m cover to have concrete bed and surround (Type Z).
23. 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.
24. Depth and Location of existing services to be traced prior to any excavation.
25. 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.
26. Buried concrete to satisfy the requirements of BRE Special Digest 1 = AC-1 & Site Investigation Report.
27. Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
28. Groundworker to ensure proposed finished ground profile is formed by evenly grading between the spot levels shown.

Rev	Revision note	Date
A	Layout Amended and Local Levels Added.	23.09.25
-	Preliminary	25.06.25

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Title
Drainage Layout

PRELIMINARY

Drn By	Chk By	DRG N0	REV
AJB		663025-100	A
Date	Scale @A1		
June 25			