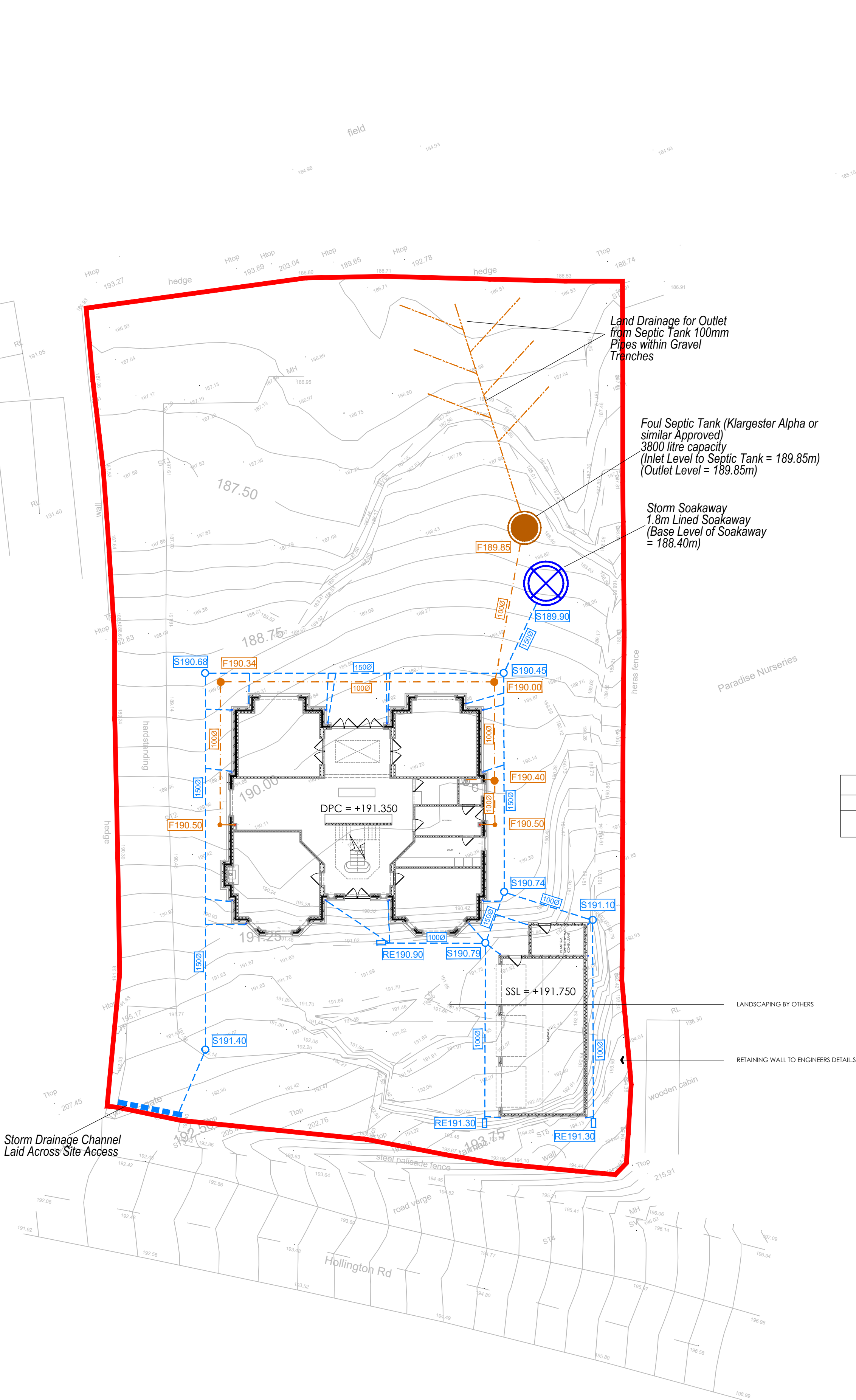




Drainage Legend:

- Foul Water Sewer (1000mm unless otherwise stated)
- Storm Water Sewer (1000mm unless otherwise stated)
- Foul Water 525mm Inspection Chamber (Max Depth 3000mm)
- Storm Water 525mm Inspection Chamber (Max Depth 3000mm)
- Foul Water 300mm Inspection Chamber (Max Depth 850mm)
- Storm Water 300mm Inspection Chamber (Max Depth 750mm)
- Land Drainage Septic Tank
- Storm Water Rodding Eye & Level (Min. Depth 450mm)
- Septic Tank Chamber
- Storm Drainage Channel
- Storm Water Soakaway Chamber

Soakaway					
Soakaway No	Cover Level	Incoming Invert Level	Base Level	Type of Soakaway	Size of Soakaway
SA1	190.90m	189.900m	188.40m	Lined Soakaway	1.80m Ring Pit Size 4.30m x 4.30m

Drainage Notes

- This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
- All dimensions are in metres unless otherwise stated.
- The Contractor shall be responsible for checking all tie-ins for line and level with existing foul and surface water systems before commencing any works.
- The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
- All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards.
- All drainage work is to be strictly in accordance with the requirements of the Building Regulations 2000, Approved Document Part H, "Drainage and waste disposal".
- It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
- All pipes to be 100 or 110mm dia. and laid at 1 in 80 unless stated otherwise.
- All existing land drains encountered on site during construction are to be re-connected.
- Should any departure from the proposed slab or external levels be considered, agreement shall be sought from the Engineer immediately and prior to the commencement or continuation of any works. Proposals should take full account of all restrictions to the slab level.
- Temporary protection to be provided to drainage work during construction as necessary.

Specification Notes

- All concrete is to be to BS EN 206-1, BS 8500 and the recommendations of BRE Special Digest (Concrete in Aggressive Ground).
- [The site is classified as DS-2, ACEC Classification is AC-2].
- Unless specified otherwise, in situ concrete shall be designated mix FND 2, or an equivalent mix subject to the approval of the Engineer.
- The following types of pipe may be used unless noted or agreed otherwise:
- Pipes up to 300mm diameter to be Structured Wall to BS EN 13476, Polypropylene to BS EN 1652, PVC-U to BS EN 1401 or Vitrified Clay to BS EN 295.
- Pipes over 300mm diameter to be Concrete to BS 5911, Structured Wall to BS EN 13476, Polypropylene to BS EN 1652 or PVC-U to BS EN 1401.

- Both Clay and Concrete pipes shall be strength class 120 (100/150mm min crushing strength 28kN/m). Thermoplastic pipes shall have a minimum ring stiffness of SN4.
- Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25. Diagrams 7 and 8 are of particular relevance and shall be complied with. All pipes, chambers and fittings shall be installed, bedded and backfilled in accordance with the manufacturers instructions subject to the following minimum requirements;

Location	Cover to crown	Building Clay/Concrete Pipe*	Building Plastic Pipe	Backfill
Roads (HDV)	>1.2m	Class S	Class S (S1or2)	Type 1 Granular
	<1.2m	Class A (Concrete)	Class A (Concrete)	
Drivew / car parking	>0.9m	Class S	Class S (S1or2)	Type 1 Granular
	<0.9m	Class A (Concrete)	Class A (Concrete)	
Hard and soft Landscaping	>0.6m	Class S	Class S (S1or2)	Suitable as dug material
	<0.6m	Class A (Concrete)	Class A (Concrete)	

- The first flexible joint in pipes adjoining a manhole shall be a maximum length of 600mm from the inside face of the manhole, connecting to a rocker pipe. The length of the rocker pipe shall be as follows:
Pipe Dia Length of Rocker Pipe
150-600mm 600mm
675-750mm 1000mm
over 750mm 1250mm
- All manholes and inspection chambers situated in areas subject to vehicular loading to have class D400 covers and frames to BS EN124 and those not subject to vehicular loading to have class B125 covers and frames.
- Drainage frames must be tied to manhole risers by use of manufacturers ties (eg. Polypipe ref FFR500 fixing kit and FFR501 black ties). The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.
- All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.

P1	03.10.20	First Issue	SD SD
Rev	Date	Amendments	By Chk

SJD
Consultancy Services

Client

Mr & Mrs Jordan Wheawall

Project

Dwelling Paradise Nurseries
Cheadle Road
ST10 4HX
Drawing Title

Storm & Foul Water
Drainage Layout

Status

Preliminary

Scale Drawn Checked Date

A1@ 1:250 SD SD Oct 20

Drawing No. Rev.

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Scale Bar:

