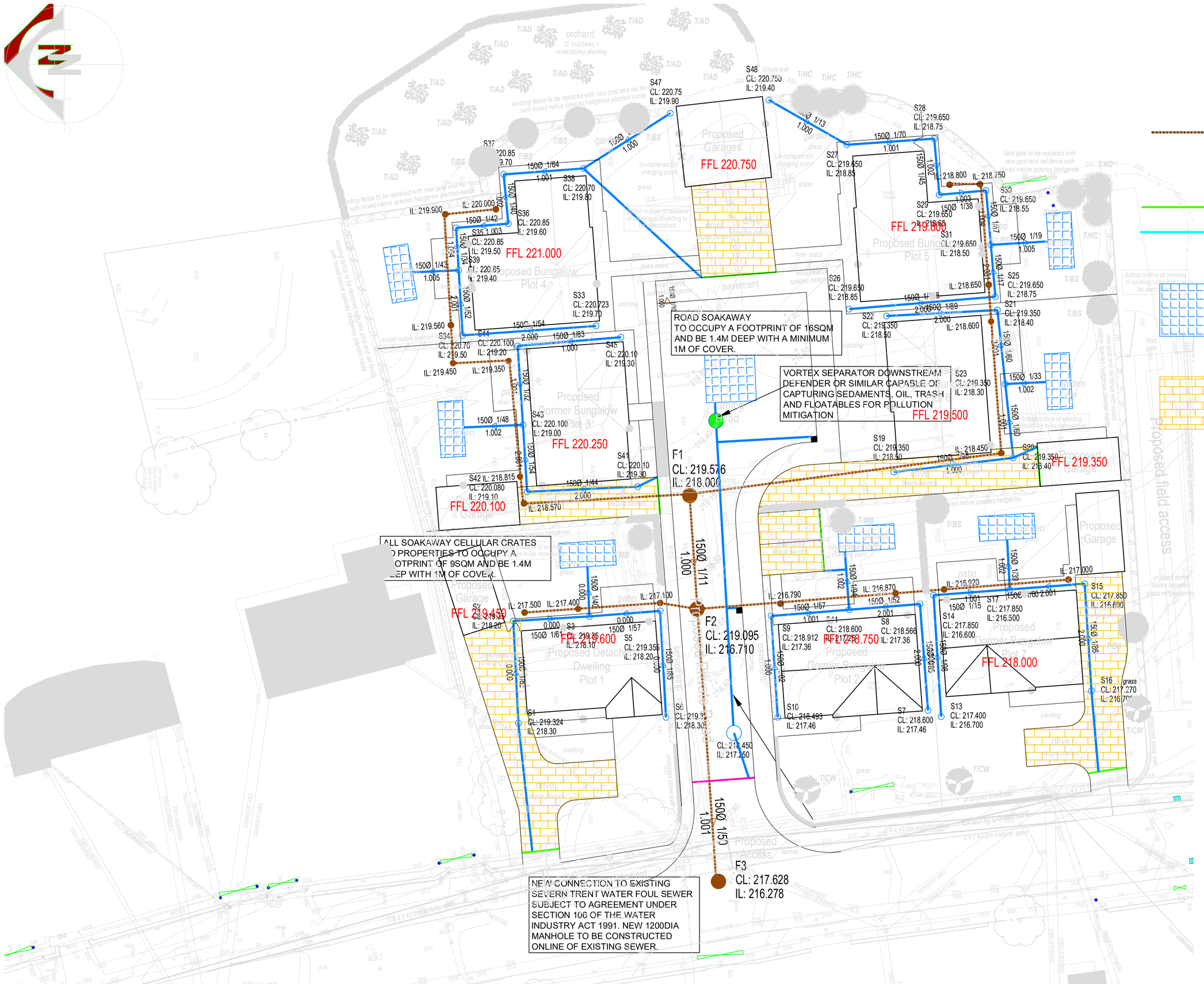

SuDS MAINTEANCE

FOUL INSPECTION CHAMBERS AND DRAINAGE RUNS SHOULD BE INSPECTED MONTHLY TO ENSURE THAT THERE IS NO BUILD UP OF DEBRIS OR EFFLUENT.

SURFACE WATER POLYPROPYLENE INSPECTION CHAMBERS SHOULD BE INSPECTED EVERY 3 MONTHS AND AFTER EVERY INTENSE RAINFALL EVENT.

SURFACE WATER GULLIES, LINEAR DRAINAGE CHANNELS AND RAIN WATER PIPE OUTLETS SHOULD BE INSPECTED EVERY MONTH AND AFTER EVERY INTENSE RAINFALL EVENT. THEY SHOULD BE CLEARED OF ANY DEBRIS THAT MAY HAVE COLLATED WITHIN. DURING AUTUMN IT MAY BE PERTINENT TO INCREASE INSPECTIONS TO EVERY TWO WEEKS TO ENSURE THAT ANY BUILD UP OF LEAVES IS REMOVED FROM THE SYSTEM.

CELLULAR SOAKAWAYS TO BE INSPECTED QUARTERLY AND FOLLOWING EVERY INTENSE RAINFALL EVENT.

PERMEABLE PAVING BLOCKS SHOULD BE INSPECTED MONTHLY AND AFTER EVERY INTENSE RAINFALL EVENT. THE SURFACE OF THE PERMEABLE PAVING SHOULD BE SWEPT AT EACH INSPECTION AND ANY DEBRIS, SUCH AS LEAVES REMOVED.

THE ABOVE INSPECTION AND MAINTENANCE REGIMES ARE FOR GUIDANCE ONLY.
IN ANY EVENT, ALL INSPECTION CHAMBERS, MANHOLES, DRAINAGE RUNS, LINEAR DRAINAGE CHANNELS, GULLIES, RAIN WATER PIPE OUTLETS AND ATTENUATION TANKS AND PERMEABLE PAVING SHOULD BE INSPECTED AND MAINTAINED IN LINE WITH THE CHOSEN MANUFACTURERS GUIDANCE TO ENSURE MAXIMUM EFFICIENCY.

GENERAL

THE WHOLE SITE TO BE LITTER PICKED ON A MONTHLY BASIS TO ENSURE NO DEBRIS CAN BE WASHED DOWN GULLIES, PIPES CHANNELS ETC.

EVERY 5 YEARS MINIMUM, THE SITE DRAINAGE NETWORK SHOULD BE PRESSURE JETTED AND WASHED DOWN, INCLUDING CHANNELS AND GULLIES ETC

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
2. ALL DRAINAGE WORKS ARE TO COMPLY WITH THE REQUIREMENTS OF BS 752 BUILDING DRAINAGE AND BUILDING REGULATIONS 2010 INCORPORATING 2015 AMENDMENTS.
3. ALL MATERIALS, UNLESS SPECIFIED OTHERWISE, SHALL COMPLY WITH THE RELEVANT BRITISH STANDARD. SOURCES OF MATERIALS ARE TO BE AGREED WITH THE EMPLOYER'S REPRESENTATIVE/ENGINEER IN ADVANCE OF THE WORKS.
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERING DRAWINGS AND DETAILS AND CONTRACT DOCUMENTATION
5. ANY DISCREPANCIES IN THE DETAILS SHOWN TO BE REPORTED TO THE EMPLOYER'S REPRESENTATIVE/ENGINEER PRIOR TO CONSTRUCTION.
6. LOCATION AND LEVELS OF EXISTING DRAINAGE RUNS ARE BASED UPON SEWER RECORD PLANS AND MUST BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.
7. ALL EXISTING SERVICES TO BE LOCATED PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS WHERE NECESSARY PROTECTION OR DIVERSIONS TO BE UNDERTAKEN TO AVOID CONFLICT WITH THE PROPOSED WORKS.
8. ALL DRAINAGE AND FITTINGS TO BE FLEXIBLY JOINTED CLAYWARE TO BS EN295 OR CONCRETE TO BS5911 PART 100 OR FLEXIBLY JOINTED UPVC PIPES AND FITTINGS TO WIS No 4-13-05.
9. TYPICAL PIPE BEDDING TO DRAINAGE WHERE DEPTH TO SOFFIT IS GREATER THAN 900mm IN LANDSCAPED AREAS AND GREATER THAN 1200mm IN TRAFFICKED AREAS IS TO BE CLASS S (I.E. 10-14mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES UP TO 525Ø AND 20 - 40mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES GREATER THAN 525Ø)
10. WHERE DEPTH TO SOFFIT OF DRAINAGE PIPEWORK IS LESS THAN 900mm IN LANDSCAPED AREAS AND LESS THAN 1200mm IN TRAFFICKED AREAS THEN PIPEWORK IS TO BE PROTECTED WITH 150mm MINIMUM THICK CONCRETE BED & SURROUND
11. BACKFILL TO DRAINAGE TRENCHES UNDER CARRIAGEWAYS TO BE TYPE 1 SUB-BASE MATERIAL, ELSEWHERE BACKFILL TO BE FREE DRAINING READILY COMPATIBLE MATERIAL, FREE FROM RUBBISH AND ORGANIC MATTER, FROZEN SOIL CLAY LUMPS AND LARGE STONES. TO BE COMPACTED IN LAYERS NOT EXCEEDING 150mm THICK.
12. A FLEXIBLE JOINT SHALL BE PROVIDED AS CLOSE AS IS FEASIBLE TO OUTSIDE FACE OF ANY STRUCTURE INTO WHICH A PIPE IS BUILT, COMPATIBLE WITH THE SATISFACTORY COMPLETION AND SUBSEQUENT MOVEMENT OF THE JOINT. THE LENGTH OF THE NEXT PIPE (ROCKER PIPE) AWAY FROM THE STRUCTURE SHALL BE AS SHOWN IN THE TABLE BELOW.

NOMINAL DIAMETER (mm)	EFFECTIVE LENGTH (m)
150-600	0.6
675-750	1.0
825 AND OVER	1.25

13. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM.
14. ALL FOUL DRAINS ARE 150mm DIA UNLESS NOTED OTHERWISE
15. ALL STORM DRAINS ARE 150mm DIA UNLESS NOTED OTHERWISE

Rev	Description	Chk'd/App'd	Date
E	AMENDED INLINE WITH HIGHWAY COMMENTS		06.11.24
D	FFLS CHANGED		11.10.24
C	FFLS CHANGED		04.10.24
B	SCALE CHANGE TO 1/200		24.09.24
A	FOUL INSPECTION CHAMBERS ADDED AROUND PLOTS		15.08.24

Issue: PRELIMINARY

Client/Architect: UPPERDALES DEVELOPMENT LTD

Contract: LILAC GROVE
CHEDLETON

Title: SUDS MAINTENANCE PLAN

KEYTECH DEVELOPMENT DESIGN LTD
RIVERSIDE OFFICES, MOUNTBATTEN WAY, CONGLETON, CW12 1DY
PHONE: 07592531735, EMAIL: gareth@keytechdesign.co.uk

Date: July 24 Scale: 1:200
Original size: A1
Drawn: HB
Checked: Approved

Drawing No.: **K24-032-002** Revision: **E**