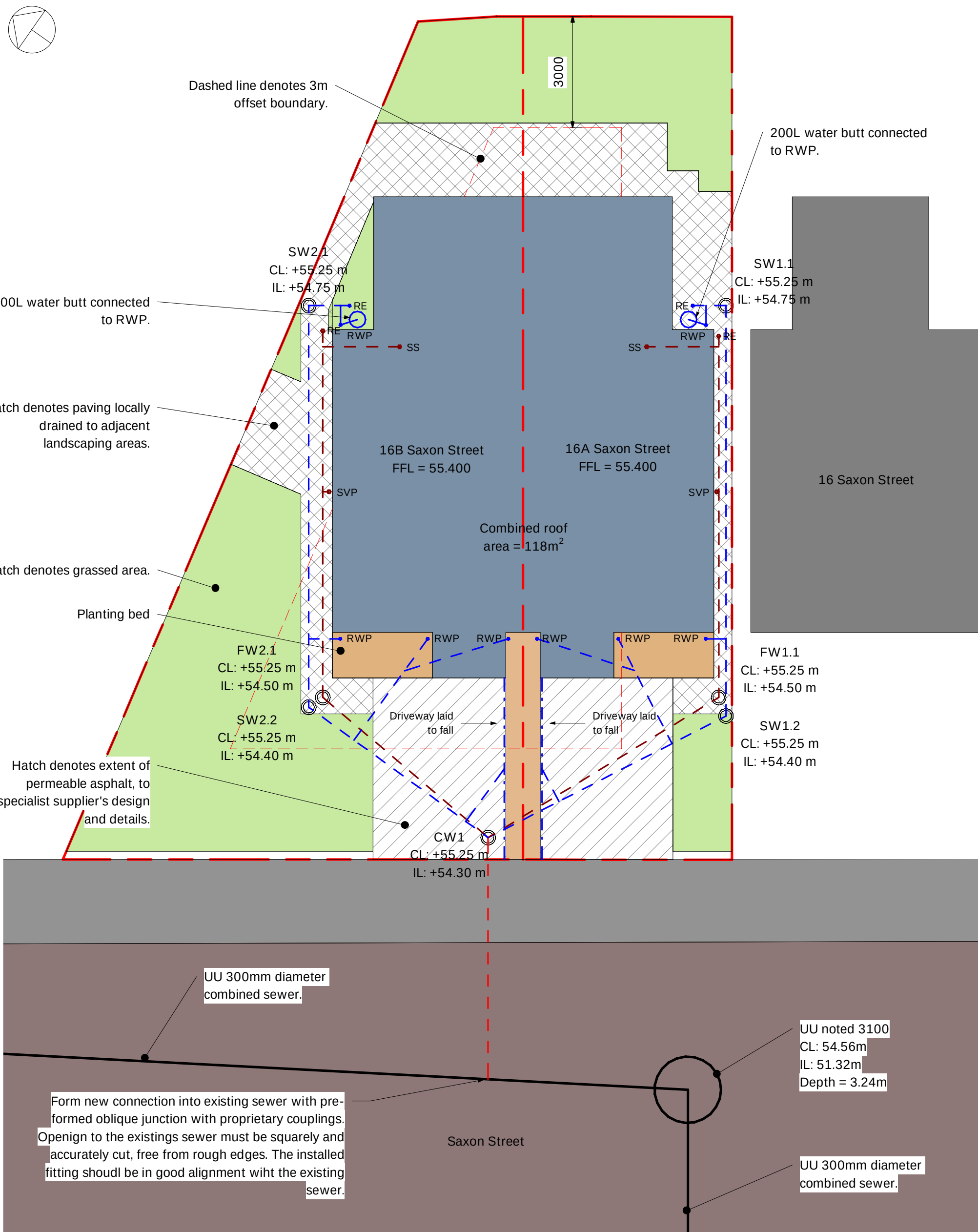




All cover levels to be reviewed on site and adjusted as necessary.

Surface water flow rates
1:100 storm, 6 hr storm event +30% allowance for climate change. Q = 0.4l/s
1:30 storm, 6 hr storm event + 30% for climate change. Q = 0.3l/s

- Drainage notes

1.

This drawing is subject to change depending on further development of the site layout, detailed design development and coordination with the Architect. It is the contractor's responsibility to confirm presence and location of services prior to commencing works.

2.

The works shall be carried out by specialist competent and experienced contractors.

3.

The proposed building outlines shown on this drawing are for information only. Refer to Architects/M&E drawings for precise setting out information and details including locations of all popups and gullies.

4.

Cover levels shown on this drawing are approximate and shall be adjusted to suit finished pavement levels on site by Contractor. Covers shall be orientated to suit pavement finishes where appropriate.

5.

All existing drainage shall be assumed to be 'live' and shall be maintained at all times during the works. Existing drainage shall be reconnected to the new drainage system unless proven to be redundant for abandonment. All existing drainage to be abandoned shall be sealed by appropriate means.

6.

Upon completion all new drainage installation together with any existing drainage retained shall be jetted and CCTV surveyed upon completion. Contractor to ensure that the drainage system is fully operational, free of excess debris/silt and all identified faults rectified.

7.

Surveys:

a.

Contractor to instruct CCTV drainage survey to establish condition, fall and invert levels of existing drainage as required.

8.

Permissions required: client to obtain the following permissions

a.

Section 104 for drainage connection from Undertaker.

b.

Access certificate prior to CCTV survey of drains.

c.

Permission from land owner prior to installation of drains through private land.

d.

Permission from highways owner prior to installation of drainage through highways.
- Outline specification

1.

All drainage to comply with BS EN 16933-2:2017 Drain and sewer systems outside buildings together with parts H1, 2 and 3 of the current Building Regulations.

2.

All manholes, connections, backfill, gullies and pipe bedding to be installed in accordance with Sewer's For Adoption current edition.

3.

All rain water gullies to be access gullies with integral back inlets for rodding installed to manufacturer's recommendations.

4.

All underslab drainage shall be clear of foundations unless shown otherwise with long radius bends kept to a minimum and used where shown when unavoidable.

5.

At least one soil pipe at the head of each foul run shall be vented to the atmosphere.

6.

Proposed pipework with <1.2m depth to soffit in roads to <0.9m in pedestrian/landscaped areas require a concrete surround.

7.

Where new drainage is situated within 5 metres of new or existing trees the pipework shall be encased in Z Class concrete surround to reduce the risk of root ingress.

8.

Concrete encasement of the pipework shall be required where the vertical clearance between two pipes crossing is less than 300mm.

9.

Manholes, inspection chambers and access chamber or rodding eyes shall be provided at every change of direction, drain, or gradient change and also at or within 12.5m of a junction.

10.

All external carrier drains to be vitreous clay pipework. Jointing shall be either UPVC pushfit couplings or by sealing rubber 'O' rings in polyester moldings.

11.

All carrier drains which are located within 2000mm of external walls or pass under buildings are to be encased in min. 150mm concrete of full width of trench.

12.

Manhole covers to be seated in rebated steel frames and sealed with grease on 100mm thick concrete frame base with 600mm minimum openings.

IC Schedule					
Mark	CL	IL	Depth (mm)	Cover Type	
CW1	+55.25	+54.30	900	B125	
SW2.1	+55.25	+54.75	450	B125	
SW1.1	+55.25	+54.75	450	B125	
FW2.1	+55.25	+54.50	700	B125	
SW2.2	+55.25	+54.40	800	B125	
FW1.1	+55.25	+54.50	700	B125	
SW1.2	+55.25	+54.40	800	B125	

⚠

Residual Risks

⚠

These drawings should be read in conjunction with the designer's risk assessment (DRA) which communicates significant residual design risks that have been identified and suggests mitigating actions.

Drainage Legend

Existing combined water

Existing foul water

Existing surface water

Proposed combined (shared)

Proposed foul water (adoptable)

Proposed foul water (private)

Proposed surface water (adoptable)

Proposed surface water (private)

Proposed slot drain

RWP

Roddable rain water gully

SVP

Soil and vent pipe

SS

Substack

RE

Rodding eye

SuDS Maintenance Requirements

Monthly

1.

Litter management: pick up all litter in landscaped areas.

2.

Grass maintenance: mow all grass verges and paths.

3.

Inlets and outlets: Inspect and remove silt and leaves from gullies and channels.

4.

Hard surfaces: sweep regularly.

Yearly

1.

Gutters: clear out gutters of leaves and debris.

Occasional

1.

Inspection chambers: Annual inspection remove silt and check free flow.

2.

Carrier drain runs: Annual inspection to check free flowing. Rod as required and remove silt.

Below Ground Drainage Layout

1 : 100

P03	24.04.22	Levels updated	JDY	BKD	BKD	JDY
P02	23.03.22	Issued for planning condition discharge and Tender	JDY	BKD	BKD	JDY
P01	28.01.22	First Issue	JDY	BKD	BKD	JDY
Rev	Date	Description	Drw	Chk	Revd	App

Status: _____

TENDER

Client: _____

Sandton London EC1Y Ltd

Project: _____

16 Saxon Street

New Houses

Drawing: _____

Below Ground Drainage Layout

Drawing Number: _____ Revision: _____

LM21162-DYSE-XX-ZZ-DR-C-1001 P03

