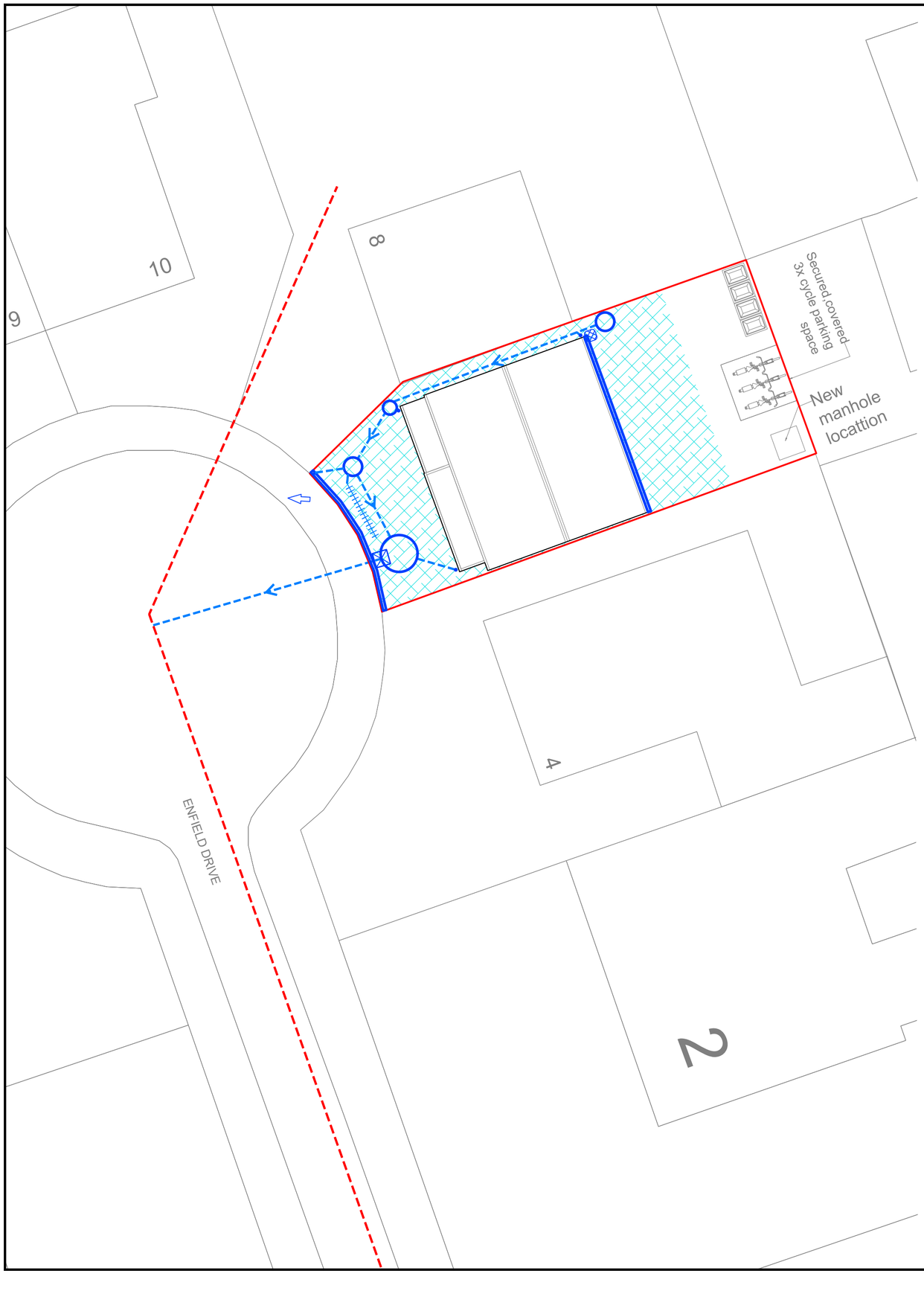


	Asset Type	Maintenance Schedule (and Frequency)	Party Responsible
	Permeable pavements	Regular maintenance: • Brushing and vacuuming (three time per year) • Trimming any roots and surrounding grass and weeds that may be causing blockages (annually or as required) Monitoring: • Initial inspection (monthly) • Inspect surface for poor performance or ponding (annually or after large storm events)	Privately owned and maintained by house owners or specialist asset management company as agreed / appointed between house owners
	Underground drainage pipe network and manholes / catchpits	Regular maintenance: • Remove sediment and debris from pre-treatment devices and floor of inspection tube or chamber (annually) • Cleaning of gutters and any filters on downpipes (annually) • Trimming any roots that may be causing blockages (annually or as required) Monitoring: • Inspect silt traps and note rate of sediment accumulation (monthly in the first year and then annually)	
	Linear drainage channel Rain water pipe	Regular maintenance: • Remove sediment and debris from grating, channel and sump (monthly or as required) • Trimming any roots and surrounding grass blockages (as required) Monitoring: • Inspect inlets and outlets for blockages or silt accumulation (monthly or after a heavy storm)	
	Hydrobrake	Regular maintenance: • Remove silts from the Hydrobrake chamber sump (annually) • Remove any debris obstructing the inlet, outlet or control ensuring the emergency drain down mechanism if replaced correctly (annually) Monitoring: Inspect the hydrobrake control from the surface for signs of blockage or damage (as required) • Inspect the Hydrobrake chamber sump for build up of silt and the inlet and outlet for debris (annually) • Check the emergency drain down mechanism is in good working order (annually)	
	Rainwater harvesting water butt	Regular maintenance: • Clean tank, inlets, outlets, gutters, roof drain filters and withdrawal devices (annually or as required) • Empty water butt and clean interior, removing any sludge, algea or sediments (annually or as required) Monitoring: • Inspect tank for debris and sediment build up (annually and following poor performance) • Inspect inlets, outlets and overflow (annually and following poor performance)	

Notes.

1. Do not scale from this drawing.
2. All dimensions are in millimeters unless otherwise stated.
3. This drawing to be read in conjunction with all other relevant drawings and documents.
4. All drainage to be constructed to SSG Design and Construction Guidance, current british standards and building regulations and other relevant standards.
5. Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect / M&E engineer. Rain water pipe connections to have rodding access, sump and grated cover. Above ground drainage and pipes to be designed by M&E engineer.
6. Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or protection works as required.
7. All specialist drainage components such as attenuation tanks, flow control and pumping stations to be designed and installed as per manufacturers requirements.
8. Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated. If cover levels change from assumed then drainage design should be re-assessed, especially in regards to extreme events. All levels based on LiDAR data, to be confirmed following topographical survey.
9. Extent of linear drainage channel to perimeter of building and thresholds to highway boundary to be confirmed by architect, design as per manufacturer. Linear channels to have rodding access, sump and grated cover. Linear drains to manufacturer design.
10. Infiltration features to be positioned at least 1m above ground water table and focused infiltration features to be positioned 5m from buildings and 10m from other infiltration systems unless otherwise specified by a structural / geotechnical engineer.
11. Private surface water pipes to be 100Ø with minimum fall of 1:100 unless otherwise stated.
12. Permeable paving and outlets to be as manufacturer design and recommendations.
13. Proposed ground levels will influence the storage capacity of the permeable paving and the position of the drainage pick up features. When proposed ground levels are complete the permeable paving design should be reviewed to ensure sufficient storage is provided and that the drainage pick up features are positioned correctly.
14. Permeable paving sub-base should fall towards the drainage pick up features. Perforated pick up drains should fall towards the discharge point.
15. Minimum cover to thermoplastic pipes in garden or patio areas 0.6m, in driveway 0.9m, in road 1.2m, otherwise concrete protection will be required.
16. Access chamber cover class A15 for garden and patio, B125 for driveway, C250 for lightly trafficked roads or small private carparks.
17. As the site has previously been developed an existing suitable discharge point may already be present on the site. A survey of existing drainage should be undertaken to confirm.
18. Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.
19. Design should be reviewed in light of any additional information or on validation or otherwise of any assumptions.

Rev	Date	Detail	Drwn	Chkd
P01	11.01.24	Initial issue	DS	MG

Client:
AT A Design

Project:
6 Enfield Drive

Drawing Title:
Management and Maintenance Schedule

GeoSmart Information
Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU

Drawn by:	Checked by:	Date:
DS	MG	Jan. 2024

Scale:	Status:
1:75, 1:150 @ A2	Preliminary

Drawing No:	Issue:
79971.02 101	P01