Important CDM / H&S note

The Designers would draw the readers attention to the key residual health and safety risks that have not been eliminated from the designs shown on this drawing by the design process. These key residual risks are identified below:

- Existing Drainage and Service Infrastructure not to be compromised.
- Care to be taken around deep excavations. Plant to be kept at safe distance.
- Moving plant. Care to be taken around site.
- Care to be taken in vicinity of existing high voltage below and above ground electric cables. REFER TO UTILITIES SURVEYS FOR DETAILS.
- Care to be taken when working in the vicinity of existing and proposed watercourses and existing ponds.

Any construction personnel including operatives intending to construct the designs shown on this drawing should ensure that they have been regularly and thoroughly briefed by the principal Contractor on all health and safety matters and have had sight of:

1 - The full Designers and Contractors risk assessments and risk registers.
2 - The developed construction health and safety plan.
3 - The Contractors construction method statements.

Hazards that are obvious to a competent Contractor are not shown, as are every day and low risk hazards.

DRYDEN STREET

PLYMOUTH GROVE

EXISTING 570 X 800 UU COMBINED SEWER (INDICATIVE)

FWMH06
CL: 40.28m
IL: 36.64m

SWMH03 (FC)
CL: 40.250m
IL: 38.250m
Design Head: 1.17m
Design Flow: 5l/s

CWMH01
CL: 40.262m
IL: 38.190m
BDIL: 39.368

FWMH05
CL: 40.350m
IL: 39.656m

Small filter drain required to take minimal run off from door threshold.

Invert level has been estimated by using historic UU records. Exact invert level to be confirmed on site prior to construction.

Existing 225mm FW sewer connection to be replaced as combined sewer connection.

Approx. IL: 35.34m

<<<1:150 225mm

<<< 1:200 225mm

39.800m THROUGH BEAM

FFL: 40.800m

FWMH04
CL: 40.350m
IL: 39.750m

BD

RWP

UP

<<<1:40 225mm

<<<1:35 150mm

<<<1:70 150mm

<<<1:50 225mm

CWMH02
CL: 40.181m
BD IL: 38.113m
IL: 36.60m

FWMH06
CL: 40.350m
IL: 39.573m

Attenuation Tank: 35m² area
Volume: 39.90m³
Depth: 1.2m
CL: 40.300m
Top of Tank Level: 39.55m AOD
Base of Tank Level: 38.35m AOD
Outlet Invert level: 38.35m AOD

The attenuation tank is designed in a way to avoid the root protection area. This avoids the easement.

SWMH01
CL: 40.350m
IL: 39.750m

FFL: 40.350m

39.980m THROUGH BEAM

39.962m THROUGH BEAM

RWP

FWMH03
CL: 40.350m
IL: 39.750m

FWMH02
CL: 40.350m
IL: 39.805m

39.760m ABOVE BEAM

<<<1:50 150mm

<<<1:80 150mm

39.825m ABOVE BEAM

FFL: 40.510m

<<<1:94 225mm

1:22 225mm>>>

Deep excavation adjacent to the red line boundary. Contractor to provide suitable temporary works/ support. No excavation is permitted in this area until these requirements are confirmed.

Drain run through root protection zone to be hand excavated and cased in concrete.

FWMH01
CL: 40.510m
IL: 39.900m

SWMH02
CL: 40.510m
IL: 38.538m

Existing 225mm FW sewer is connected to the existing combined sewer beneath Dryden Street.

Sweet to be abandoned and new manhole to be constructed on existing line outside of building footprint as indicated.

DO NOT SCALE

NOTES:

1. Foul pop-ups & RWP's shown are based upon DAY Architects drawing '144122-DAY-XX-XX-M3-A-000001'.
2. Connections to the public sewer has been agreed with United Utilities. SW Discharge rate agreed through planning and with United Utilities.
3. All drainage is to remain private and designed following Building Regulations Part H guidance.
4. Any drainage channels to be Gatic PaveSlot or similar approved.
5. Drains with less than 0.6m cover to have concrete surround.
6. Existing private drainage on the site not to be re-used to be grubbed out or removed.
7. All internal foul gullies to be fitted with non return valves.
8. Location of all surface water pick up points are subject to finalised landscape Architects levels design.
9. Attenuation tank location and size shown as per latest design calculation pack.
10. All external hardstanding designed as impermeable. Drainage design subject to change if area's of permeable surfacing are introduced.
11. Drainage design has allowed for the standard 1.2m cover from crown of pipe to ground level at the head of drainage runs in trafficked areas and 0.9m cover in pedestrian zones. All drainage depths are subject to change following detailed design and discussions with the wider construction team.
12. Depths for connections offsite are taken from historic drainage records provided by United Utilities.
13. All drainage pop ups to be 150mm diameter unless specified otherwise.
14. All external drainage to be 150mm diameter unless specified otherwise.

KEY PLAN

- Proposed Surface Water Drainage
- Gully
- Rain Water Pipe
- Surface Water Flow Control Chamber
- Proposed Foul Sewer Drainage
- Foul Pop Up
- Existing Foul Sewer Drainage
- Existing Combined Sewer Drainage
- Proposed Combined Sewer Drainage
- Crane Base Location
- Site Boundary
- Slot Drain - Gatic
- Demolished Drainage
- Cellular Attenuation Tank
- Concrete Surround
- Filter Drain
- Denotes drainage runs to pass through middle of slab downstand beam.

REV	DATE	BY	DESCRIPTION	CHK	APP
C02	08.06.26	NP	ISSUED FOR CONSTRUCTION	JT	JC
C01	03.06.26	NP	ISSUED FOR CONSTRUCTION	JT	JC
P08	07.04.26	NP	REVISED STAGE 4 ISSUE BASED ON NEW CCTV SURVEY INFORMATION	JT	JC
P07	23.01.26	NP	REVISED STAGE 4 ISSUE BASED ON NEW POP UP LOCATIONS	JT	JC
P06	11.12.25	KT	STAGE 4 ISSUE	JT	JC

DRAWING STATUS: CONSTRUCTION

Roscoe
CIVIL & STRUCTURAL ENGINEERS
INSPIRING BUILT ENVIRONMENTS

CLIENT: PLYMOUTH GROVE PROPERTY DEVELOPMENTS

ARCHITECT: DAY ARCHITECTURAL LTD

PROJECT: APEX HOUSE
PLYMOUTH GROVE

TITLE: PROPOSED DRAINAGE PLAN

SCALE @ A1:	CHECKED:		APPROVED:
1:150	JT		JT
PROJECT NUMBER:	DESIGNED:	DRAWN:	DATE:
25406	NP	NP	JULY 2025

DRAWING No: P662-ROS-ZZ-XX-DR-C-0501 REV: C02