

DRAINAGE NOTES

1. ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8301 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.
2. THE CONTRACTOR IS TO CHECK THE LEVEL OF EXISTING SEWERS BEING USED AS OUTFALLS OR CROSSING PROPOSED DRAINAGE RUNS PRIOR TO LAYING ANY PIPES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
3. PRIVATE HOUSE DRAINAGE WILL BE FLEXIBLY JOINTED PLASTIC OR CLAY PIPEWORK. DIAMETER 100MM UNLESS SHOWN OTHERWISE.
4. ALL CONNECTIONS FOR HOUSE DRAINAGE SHALL BE 100MM UNLESS NOTED OTHERWISE AND MUST EXTEND 500MM BEHIND THE BACK OF FOOTWAY/HOMEZONE ROAD. ALL CONNECTIONS WHEN LAID SHALL BE PLUGGED, PROTECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE.
5. FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 900MM IN VEHICULAR AREAS OR 600MM IN OTHER AREAS PROTECTION IN THE FORM OF A 100MM THICK CONCRETE PAD SHALL BE PROVIDED OVER THE PIPE GRANULAR SURROUND.
6. WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS LINTELS ARE TO BE PROVIDED OVER. UNDER BUILDINGS PIPES SHALL BE SURROUNDED WITH 150MM THICKNESS OF GRANULAR MATERIAL. WHERE DRAINS PASS WITHIN 1M OF BUILDINGS THE WALL FOUNDATION SHALL BE TAKEN DOWN BELOW THE INVERT OF THE PIPE.
7. WHERE DRAINS DO NOT EXCEED 600MM DEEP, PLASTIC OR CLAY ACCESS FITTINGS MINIMUM DIAMETER 225MM SHALL BE USED. ELSEWHERE PROPRIETARY PLASTIC OR PRECAST CONCRETE INSPECTION CHAMBERS SHALL BE USED. UNLESS SHOWN OTHERWISE FW INSPECTION CHAMBERS ARE TO BE 600MM BELOW GROUND LEVEL AND SW CHAMBERS AND RODDING EYES TO BE 450MM BELOW GROUND.
8. ALL GULLIES AND RAINWATER DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE RODDABLE.
9. LEVELS AT DRAINAGE ACCESS POINTS ARE INVERTS.
10. DRAINAGE RUNS SHOULD BE LAID AT A MINIMUM OF 5.0M FORM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR FUTURE EXTENSIONS.
11. ALL DRAINAGE SHALL BE LAID UPSTREAM AND EACH RUN BETWEEN MANHOLES SHALL BE LAID COMPLETE PRIOR TO BACKFILLING. WHERE THIS IS NOT PRACTICAL TRIAL HOLES OR OTHER MEANS OF IDENTIFYING THE LINE AND LEVEL OF SERVICES SHALL BE CARRIED OUT PRIOR TO WORKS COMMENCING.
12. ALL BRANCH DRAINS, OR CONNECTIONS, ARE TO DISCHARGE TO THE COLLECTORS OBLIQUELY, AND IN THE DIRECTION OF THE MAIN FLOW.
13. ALL LOW SPOTS ON HARDSTANDING AREAS TO HAVE YARD GULLIES.
14. DEEP FLOW GUTTERING TO ALL UNITS TO BE UTILISED
15. ALL DROPPED KERBS AT PEDESTRIAN CROSSINGS BE INSTALLED WITH 6MM UP-STAND AND THAT DRAINAGE AND LEVELS MUST BE SET SUCH THAT PONDING WILL NOT OCCUR AT THE DROPPED KERBS. THE GROUND WORKER MUST REPORT ANY CONCERNS TO THE SITE MANAGER PRIOR TO LAYING BLACK TOP AND ADDITIONAL GULLIES PROVIDED WHERE NECESSARY.
16. PERMEABLE PAVING SUB-BASE TO BE LINED WITH PERMEABLE MEMBRANE.

CDM RESIDUAL RISKS

The work shown on this drawing is both familiar to the designers and routinely safely built in similar circumstances by competent contractors.

~~Risk assessment required if significant~~

Relevant data is included in the Pre-Construction Information Pack.

Signed: D.HENSON Date: 27.09.2023

DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES.

CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.

GENERAL KEY

- SITE BOUNDARY
- TREE ROOT PROTECTION TO BE TRIMMED BACK

ADOPTABLE DRAINAGE KEY

- FXXX C:0.000 D:0.000 1.000 150Ø 1/150 — PROPOSED ADOPTABLE FOUL WATER SEWER AND ASSOCIATED INFORMATION. (TO BE ADOPTED BY ICOSA - FOR APPROVAL)
- PROPOSED ADOPTABLE FOUL RISING MAIN.
- SXXX C:0.000 D:0.000 1.000 150Ø 1/150 — PROPOSED ADOPTABLE SURFACE WATER SEWER AND ASSOCIATED INFORMATION. (TO BE ADOPTED BY ICOSA - FOR APPROVAL)
- SXXX C:0.000 D:0.000 1.000 150Ø 1/150 — PROPOSED ADOPTABLE SURFACE WATER SEWER WITH HYDRO-BRAKE ASSOCIATED INFORMATION. (TO BE ADOPTED BY ICOSA - FOR APPROVAL)
- PROPOSED HEADWALL WITH FLAPVALVE
- PROPOSED ADOPTABLE HIGHWAY GULLY.

PRIVATE DRAINAGE KEY

- CL: XX.XXX XXXØ 1.XXX — PRIVATE SURFACE WATER DRAIN WITH 450mm PPIC, ASSOCIATED INVERT LEVEL AND DIAMETER.
- RE: XX.XXX XXXØ 1.XXX — PRIVATE RODDING EYE (450mm DEEP).
- PRIVATE TAP YARD GULLY.
- PRIVATE YARD GULLY.
- PRIVATE ROAD GULLY.
- PROPOSED PRIVATE CRATED ATTENUATION SYSTEM.
- PRIVATE FOUL WATER DRAIN WITH 450MM PPIC AND ASSOCIATED INVERT LEVEL AND DIAMETER.
- PRIVATE FOUL WATER 300mm SHALLOW ACCESS CHAMBER (600mm DEEP).
- ROOT PROTECTION

GENERAL NOTES

1. DO NOT SCALE
2. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS AND SITE DIMENSIONS AND LEVELS, INCLUDING SEWER INVERT LEVELS, BEFORE WORKS START ON SITE. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING LEGISLATION, BRITISH STANDARDS, BUILDING REGULATIONS ETC.
3. POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPARATUS ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL OTHER DRAWINGS,ENGINEERING DETAILS, SPECIFICATION AND ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENT PROVIDED.
5. ANY ANOMALY OR CONTRADICTION BETWEEN ANY OF THE ABOVE IS TO BE REPORTED TO CLARKEBOND'S ENGINEER.
6. THIS DRAWING IS SCHEMATIC FOR CLARITY ONLY, POSITIONS OF PIPE RUNS AND MANHOLES MAY VARY ON SITE DUE TO SITE CONDITIONS.
7. EXTENTS OF DRAINAGE TO BE ADOPTED BY ICOSA - TO BE CONFIRMED
8. DRAWING TO BE READ IN CONJUNCTION WITH PROPOSED CULVERT DRAWINGS REFERENCE 9589-GRY-01-XX-DR-S-209
9. DRAWING TO BE READ IN CONJUNCTION WITH PROPOSED CULVERT DRAWINGS REFERENCE D0226-CLK-XX-XX-DR-C-570-575
10. DRAWING TO BE READ IN CONJUNCTION WITH RISING MAIN LONG SECTION DRAWINGS REFERENCE D0226-CLK-XX-DR-C-650-652
11. DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERING LAYOUT DRAWINGS REFERENCE D0226-CLK-XX-DR-C-200-209
12. DRAWING TO BE READ IN CONJUNCTION WITH DRAINAGE CONSTRUCTION DETAILS DRAWINGS REFERENCE D0226-CLK-XX-DR-C-130-136
13. DRAWING TO BE READ IN CONJUNCTION WITH PUMP STATION LAYOUT DRAWINGS REFERENCE D0226-CLK-XX-DR-C-815-822

NOTE:
ALL DRAINAGE SUBJECT TO SECTION 104 TECHNICAL APPROVAL WITH ICOSA.

Rev	Detail	By	Chk	Date
T04	ROOT PROTECTION ADDED ON DRAWING	FM	DH	27.09.23
T03	UPDATED MASTERPLAN AND DRAINAGE TO SUIT. UPDATED DRAINAGE FOR PLOTS 3-17 FOR EASEMENT, ADDED YARD GULLYS FOR TAPS.	NW	SI	22.09.23
T02	DRAINAGE COMPLETED FOR TENDER ISSUE	NW	DH	01.09.23
T01	DRAWING REFERENCE UPDATED	MY	DH	16.08.23

Revisions

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Client: BEWLEY HOMES

Project: ASHTON KEYNES

Drawing Title: DRAINAGE LAYOUT

SHEET 2

Purpose of Issue: TENDER

ClarkeBond Project No.: B06163

Status: D2

Project	Originator	Volume	Level	Type	Role	Drg No.
D0226	CLK	XX	XX	DR	C	502

Scale: 1:250 Date: 07/23 Revision: T04

Drawn: FD Checked: DH Sheet Size: A1

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