



INSET

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KEY

EXISTING

- WESSEX WATER SURFACE WATER SEWER
- PRIVATE SURFACE WATER DRAIN
- WESSEX WATER FOUL WATER SEWER
- PRIVATE FOUL WATER DRAIN
- CHAMBER COVER

PROPOSED

- S104 SURFACE WATER SEWER
- PRIVATE SURFACE WATER DRAIN
- S104 FOUL WATER SEWER
- PRIVATE FOUL WATER DRAIN
- HIGHWAYS DRAIN
- PCC CHAMBER
- POLYPROPYLENE INSPECTION CHAMBER
- MINI-ACCESS CHAMBER
- RWP, GULLY, RODDING EYE
- SOIL VENT PIPE
- FLOOD EXCEEDANCE ROUTING
- PERMEABLE CAR PARK SELF-DRAINING SURFACING (GRASSCRETE OR SIMILAR)

- NOTES**
- DRAINAGE NOTES - PRIVATE DRAINAGE**
- ALL PRIVATE DRAINAGE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART H.
 - ALL FOUL WATER PRIVATE PIPES TO BE 100MM DIAMETER UNLESS OTHERWISE STATED. MIN GRADIENT 1:80 WHERE CONNECTED TO A MINIMUM OF 1WC, OTHERWISE MIN 1:40. ALL SURFACE PRIVATE DRAINAGE PIPES TO BE 100MM DIAMETER UNLESS OTHERWISE STATED WITH A MIN GRADIENT OF 1:100 UNLESS OTHERWISE STATED.
 - ALL SURFACE WATER PIPES 600MM+ OR LESS TO BE POLYPIPE RIDGDRAIN OR SIMILAR APPROVED. SURFACE WATER PIPES GREATER THAN 600MM+ TO BE POLYPIPE RIDGDRAIN XL OR SIMILAR APPROVED. ALL 100MM DIAMETER FOUL WATER DRAINS TO BE PVCU. ALL 150MM DIAMETER FOUL DRAINS TO BE POLYPIPE POLYSEWER OR SIMILAR APPROVED.
 - ALL DRAINAGE ARRANGEMENTS ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR ONSITE.
 - PRIVATE FOUL WATER ROUTE UNDER SLAB IS INDICATIVE ONLY; BEDDING, PIPE MATERIAL AND PENETRATION OF PROPERTY WALL DETAILS BY OTHERS.
 - CONTRACTOR TO REVIEW ALL BELOW SLAB PRIVATE DRAINAGE AND ENSURE, WHERE REQUIRED, FOUNDATION PENETRATIONS/PLINTHS ARE PROVIDED IN ACCORDANCE WITH STRUCTURAL ENGINEER REQUIREMENTS.
 - IMPORTANT NOTE** WHERE RETAINING WALLS AND PLOT/GARAGE FOUNDATIONS ARE IN THE CLOSE VICINITY OF PRIVATE (AND ADOPTABLE) DRAINAGE, ALL FOUNDATIONS ARE TO BE BELOW INVERT LEVELS OF PIPES / TANKS AS NOT TO CAUSE LOADING ONTO DRAINAGE.

- DRAINAGE NOTES - ADOPTABLE DRAINAGE**
- ALL SURFACE WATER SEWERS UP TO 600MM DIAMETER TO BE POLYPIPE'S RIDGDRAIN OR SIMILAR APPROVED. SEWERS GREATER THAN 600MM TO BE POLYPIPES RIDGDRAIN XL OR SIMILAR APPROVED.
 - ALL 100MM DIAMETER FOUL SEWERS TO BE UPVC. SEWERS GREATER THAN 100MM DIAMETER TO BE POLYPIPES POLYSEWER OR SIMILAR APPROVED.
 - WHERE DEPTH TO SOFIT OF PROPOSED PIPES IS LESS THAN 1.2M TYPE Z PIPE BEDDING IS TO BE CONSTRUCTED, DEPTHS 1.2M OR GREATER TO BE TYPE S PIPE BEDDING.
 - THE POSITION OF THE MANHOLES FROM THE CO-ORDINATES GIVEN IN THE MANHOLE SCHEDULES SHOULD BE CHECKED AGAINST THE MANHOLE POSITIONS SHOWN ON THE DRAINAGE LAYOUT PLAN. ANY DISCREPANCIES SHOULD BE REPORTED BACK TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - S104 DRAINAGE TO BE CARRIED OUT TO THE SATISFACTION OF THE WATER AUTHORITY INSPECTOR AND COMPLY TO WESSEX WATER DESIGN SPECIFICATION.
 - IF THE CONTRACTOR DEVIATES FROM THE APPROVED DESIGN DRAWINGS, ANY CHANGES SHOULD BE AGREED WITH THE INSPECTING ENGINEER AND CLIENT PRIOR TO CONSTRUCTION.
 - ALL DRAINAGE WORKS TO COMMENCE AT OUTFALL.
 - LOCATION AND LEVEL OF EXISTING MANHOLES AND OUTFALLS TO BE VERIFIED ONSITE PRIOR TO CONSTRUCTION; VARIATIONS TO BE REPORTED PRIOR TO ANY CONSTRUCTION TO ALLOW FOR DESIGN AMENDMENTS IF REQUIRED.
 - ANY SEWERS OR DRAIN WHICH ARE TO BE ABANDONED ARE TO BE CHECKED FOR ANY LIVE CONNECTIONS.
 - THE PLANNING, DESIGN AND CONSTRUCTION OF SEWERS SHALL BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 7TH EDITION, A DESIGN AND CONSTRUCTION GUIDE FOR DEVELOPERS, THE CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY 7TH EDITION AND SOUTH WEST WATER AMENDMENTS TO CESWI DATED MAY 2011.
 - THE MINIMUM SIZE OF SEWER WHERE GUIDE BARS, SAFETY CHAINS, OR OTHER SAFETY DEVICES ARE REQUIRED IN MANHOLES SHALL BE 375MM DIAMETER.
 - ALL MANHOLES / INSPECTION CHAMBERS SHOULD HAVE A CONCRETE SURROUND. CONCRETE RINGS SHALL BE SEALED USING "TOKSTRIP" AND LIFTING EYES POINTED WITH RESIN MODIFIED MORTAR.
 - COMPLIANCE WITH HEALTH & SAFETY MATTERS ON ANY TRENCH/MANHOLE IS OBLIGATORY AND A PERMIT TO ENTER A CONFINED

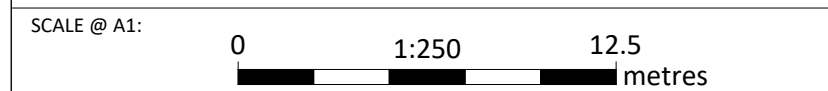
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ROWDEN HILL HOLDINGS LTD

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PLANNING APPLICATION



PROJECT:
49, 51 & 53 ROWDEN HILL, CHIPPENHAM

TITLE:
PROPOSED DRAINAGE STRATEGY

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Originator: Stage: Phase: Number: REV: **A**