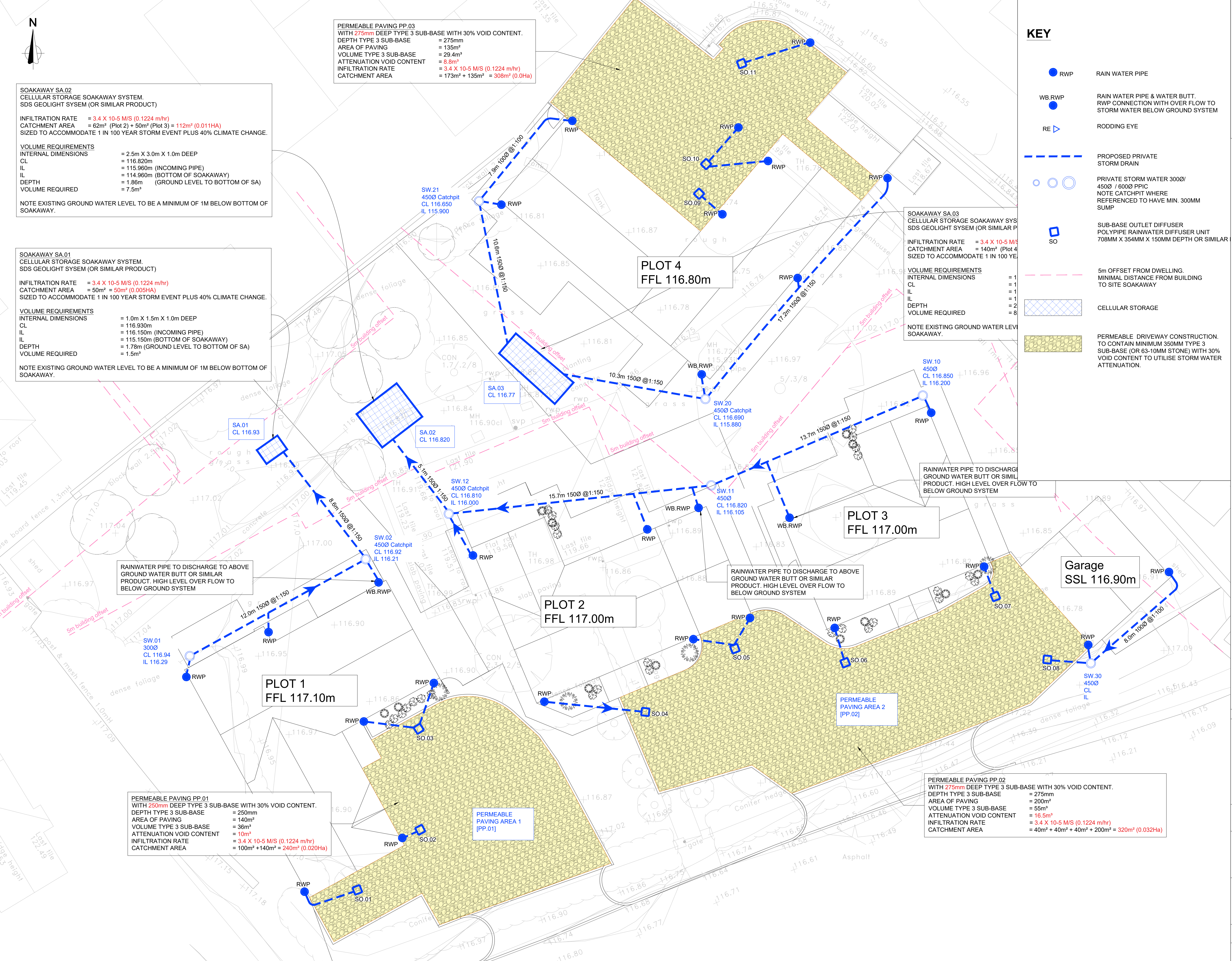




KEY

- RWP RAIN WATER PIPE
- WB.RWP RAIN WATER PIPE & WATER BUTT. RWP CONNECTION WITH OVER FLOW TO STORM WATER BELOW GROUND SYSTEM
- RE RODDING EYE
- PROPOSED PRIVATE STORM DRAIN
- PRIVATE STORM WATER 300Ø/ 450Ø / 600Ø PPIC NOTE CATCHPIT WHERE REFERENCED TO HAVE MIN. 300MM SUMP
- SUB-BASE OUTLET DIFFUSER POLYPIPE RAINWATER DIFFUSER UNIT 708MM X 354MM X 150MM DEPTH OR SIMILAR
- 5m OFFSET FROM DWELLING. MINIMAL DISTANCE FROM BUILDING TO SITE SOAKAWAY
- CELLULAR STORAGE
- PERMEABLE DRIVEWAY CONSTRUCTION. TO CONTAIN MINIMUM 350MM TYPE 3 SUB-BASE (OR 63-10MM STONE) WITH 30% VOID CONTENT TO UTILISE STORM WATER ATTENUATION.

Notes:

- This drawing is to be read in conjunction with relevant Architects, Engineers and specialist manufacturers drawings, reports and specifications.
- All levels are shown in metres above Ordnance Datum (m AOD) unless otherwise shown.
- Any ambiguities or discrepancies within this drawing and any other information given elsewhere must be reported to K-Ten for clarification before pricing / works commence.
- Do not scale from this drawing for construction purposes.
- It is recommended that all sewers and drains be laid starting from the downstream connection to the existing sewer/drain and working upstream to the new development.
- All private drainage to comply with current Building Regulations, BS EN-752 Drain and Sewer systems outside Buildings and other relevant British Standards and Codes of Practice.
- Connections to existing sewers in accordance with the Local Water Authority guidelines & approval.
- Sewers and drains of different diameters should be laid soffit to soffit, unless shown otherwise in the drawing. Outfall chamber outgoing pipe where a vortex control device is fitted to be installed at lowest incoming invert level.
- All access chambers covers and frames to be installed to BS EN 124.
- Drainage Pipe work routes under building footprint will require Co-ordination with foundations.
- Cover levels shown on this drawing refer to approximate surface levels. It is the contractors responsibility to ensure that access covers and frames are set at the final surface levels.
- Where possible the contractor is to orientate manhole biscuits and covers to locate them parallel to kerbs and paving.
- The Contractor should comply with h5(g) 47 "Avoiding Danger from Underground Services" when excavating around existing services.
- It is the contractors responsibility to determine the location and depth of all existing services, mains and cables prior to construction.
- The pipe diameters cover and invert levels of any existing manholes are to be verified on site prior to the commencement of the works.
- All external non-perforated drainage within trafficked areas with less than 12m cover to have concrete protection. All external non-perforated drainage within landscaped areas with cover less than 0.6m to have concrete protection. All drainage with greater cover than the minimum required to have type S bed and surround.
- Foul drainage pipe connection to public sewer to be plastic twin-walled/drilled pipe constructed to Water Industry Standard (WIS)4-35-01.
- All drainage in highway to be installed in accordance with Sewers Sector Guidance.
- All access chambers covers and frames to be installed to BS EN 124.
- All drainage to be installed in accordance with Civil Engineering Specification for the Water industry 7th Edition.
- Prior to commencing the works the contractor is to confirm details of the existing drainage system as noted on the drawing.
- This drawing is for information only for planning submission. This is not to be used for construction purposes.
- Drainage outfall connectors and strategy to be agreed with the relevant authorities.
- Gutters to have down-pipe leaf guards and rainwater down-pipes to have rodding access.
- All existing invert levels shown are indicative and to be checked by the contractor prior to starting works.

B	18.11.25	Site plan updated and catchment areas	GJ
A	03.09.25	Preliminary issue	GJ

Rev	Date	Details	Drawn

K-Ten Consulting

CLIENT:
MOWLES

PROJECT:
THE ELMS
SHERSTON

TITLE:
DRAINAGE LAYOUT
SHEET 1

SCALE @ A1: 1:100	DATE: 28.07.2025	STATUS: INFORMATION
JOB NO: 24-2090	DRAWING NO: C021	REVISION: B