

DRAINAGE

OPERATION & MAINTENANCE MANUAL



1. OPERATION OF THE DRAINAGE SYSTEM

- 1.1 The surface water drainage system collects surface water from roofs and impermeable surfaced areas using gutters, downpipes, gullies, and strip/slot drains.
- 1.2 The collected water is discharged to an attenuation pond with discharge from the pond limited by a flow control device.
- 1.3 The chamber upstream from the pond will act as a silt trap to minimise silt deposits in the pond.
- 1.4 Once the construction of the drainage system is complete, minimal operational input should be required. A suggested schedule of maintenance is given below.

2. SCHEDULE OF MAINTENANCE

- 2.1 The drainage system will require regular maintenance to ensure that it is operating properly.
- 2.2 The maintenance should generally follow the following schedule, but this will probably be modified over time as it becomes apparent where more frequent or less frequent maintenance is indicated.
- 2.3 Outside of the schedule, a walk-over inspection of the drainage system should be carried out after a very severe storm/extended period of very heavy rainfall.

SCHEDULE OF MAINTENANCE

TIME	ACTION	COMMENT
On completion of construction		
3 months	Check all gullies, strip drains, and surface water chambers. Inspect the flow control device to ensure that it is operating correctly.	Contractor's maintenance period.
12 months	Repeat checks and actions described above.	
In service		
Every year	Check all gullies, strip drains and surface water chambers. Clean out, de-silt and repair as necessary. Check that flow control device on pond outlet is unobstructed and operating correctly	Work to be carried out in late winter after most leaf fall has occurred.

3. RESPONSIBILITY FOR THE MAINTENANCE

- 3.1 Maintenance of the drainage systems will be the collective responsibility of the freeholders of the three residences. This may be by forming a management committee (legal party agreement) or appointing one freeholder to be in charge of maintenance (who would then obtain contributions from the others, as necessary).

SURFACE DRAINAGE OPERATION

