

GENERAL DRAINAGE NOTES:

1. All highway or drainage works assumed to be private. Any works on adopted highways or drainage prior to issue of Technical Approval is entirely at the risk of the Contractor/Client.
2. At the commencement of works on site the contractor is to carry out trial pits and liaise with Utility Companies in order to establish the exact position of all existing statutory utility plant in the vicinity of works and take adequate precautions for their protection.
3. All manhole covers/valves/inspection covers in existing carriageway/verges to be adjusted where necessary to suit design levels.
4. Where the works involve the obstruction of a footway, the Contractor shall provide an alternative safe footway properly signed, guarded and lit.
5. The Contractor is to comply fully with the CDM Regulations 2015 in the course of constructing the works.
6. The Contractor shall ascertain the CBR of the subgrade in order to determine the required sub-base/capping thickness.
7. Prior to laying any material the subgrade must be inspected and any soft spots removed and filled with 6F2 capping material.
8. Prior to construction of any drainage works, the Contractor is to confirm the invert levels of existing manholes and sewers. Any variations from the designed levels shown on the drawings shall be reported to the Engineer in advance of construction works commencing.
9. All drain and sewer pipes to be laid soffit to soffit, unless shown otherwise.
10. Contractor to refer to Health & Safety Executive 'Note 47-Avoiding Danger from Underground Services' and 'Document G56 Avoiding Danger from Overhead Electric Lines'.
11. Where the deposits of debris and mud are unavoidable, warning signs must be exhibited whilst work is in progress and affected carriageways/footways must be regularly cleaned.
12. All levels are in metres above Ordnance Datum.
13. All foul and storm water drains which are not subject to adoption as public sewers must be constructed in accordance with the latest Building Regulations, BS8301, and, where appropriate, the relevant agreement certificates.
14. Private drainage pipework to be 110mm unless shown otherwise on Engineering Layout Plans.

DOMESTIC DRAINAGE NOTES:

1. All domestic drainage to comply with the British Standard BS EN 752:2008 'Drain and Sewer Systems Outside Buildings' and Part H of the Building Regulations 2010(2015 Edition).
2. Domestic foul drainage to be 100mmø UPVC laid at a minimum gradient of 1 in 80 with minimum of 1 x WC connection unless stated otherwise on the drawings. Domestic surface water to be 100mmø UPVC laid at a minimum gradient of 1 in 100 unless stated otherwise on the drawings. Minimum cover to be 350mm (600mm for UpVC) unless concrete bed and surround is provided.
3. Pipe bedding as specified by the drainage manufacturer. All pipes that pass under buildings to have a minimum 100mm granular surround. Where drains pass through external walls the pipe is to be lintelled over with a minimum 50mm clear space around the pipe. The opening masked with rigid sheet material to prevent ingress of fill or vermin. It is important that the void is also filled with a compressible sealant to prevent ingress of gas.
4. Types of Inspection Chambers (Non-man access) and minimum internal dimensions to be as follows:
 - 0 to 0.6m deep: Shallow Access Chamber 225mm x 100mm rectangular or 225mmø.
 - 0.6m to 1.2m deep: Inspection Chamber 450mm x 450mm square or 450mmø.
 - 1.2m to 3m deep: Inspection Chamber 450mm x 450mm square or 450mmø with access restricted to a maximum of 350mm.

Chamber Covers and Frames to comply with BSEN 124.
 Class D400 for areas with frequent vehicular usage such as roads.
 Class C250 for areas with light vehicular usage such as car parks.
 Class B125 for pavements and pedestrian areas.
 Class A15 for areas inaccessible to motor vehicles.

DRAINAGE: CONSTRUCTION NOTES AND SPECIFICATIONS

1. All precast concrete units are to be to BS 5911 (Class 3 sulphate resistant cement).
2. All private drainage works to be in accordance with Part H of the Building Regulations and BS EN 752.
3. All manhole cover levels are approximate and to be adjusted to suit the proposed levels.
4. The contractor is to allow for all abandoned drainage runs to be removed or grouted up as necessary.
5. The contractor is to allow for jet washing of all lengths of existing sewers which are to be retained.
6. The contractor is to allow for jet washing of the entire drainage system on completion of works.
7. The contractor must check the levels and condition of all existing/proposed drainage outfalls prior to construction of any drainage, unless otherwise agreed, to ensure the proposed design may be achieved. Any discrepancies must be reported to Adkins immediately.
8. All RWP, SVP and foul drainage positions, including underslab gullies, are to be confirmed by the architect.
9. Where RWP's, stub stacks and SVP's are connected direct to the drain, rodding access plates are to be provided.

Design Notes:

1. The drainage design is based on the Planning Approved Surface / Foul Water Drainage Strategy Report.
2. The above-ground surface water system has been designed to the following conditions:
100-year storm event + 45% climate change allowance.
3. This drawing is based on the architect's proposed site plan drawing.
4. Roof drainage is to discharge into the attenuation tank and be discharged at a controlled rate into the existing surface water manhole.
5. No survey information for existing drainage within Station Road has been provided. The design is currently based on a street map and topographical survey information. The outfall invert levels must be surveyed to confirm the feasibility of the current foul water drainage design.

SURFACE WATER TREATMENT STRATEGY:

1. The site treatment strategy follows the 'Simple Index Approach' as set out by CIRIA C753 'The SuDS Manual'.
2. In accordance with CIRIA C753 'The SuDS Manual' Table 26.2, the site has a pollution hazard level of 'Very Low' for roofs and 'Low' for external hardstandings.
3. Catchpit chambers are provided downstream of rainwater pipes (RWP's) and upstream of discharge points into permeable paving to capture silts. Significant silt accumulation is deemed unlikely, as the roof structures will be constructed as 'green roofs', which will treat and retain silt and pollutants.
4. In accordance with CIRIA C753 'The SuDS Manual' Table 26.2, the 'Low' hazard rating for external areas requires treatment indices of 0.5 for Total Suspended Solids (TSS), 0.4 for metals, and 0.4 for hydrocarbons.
5. With reference to Table 26.3, permeable pavements provide indices of 0.7 for TSS, 0.6 for metals, and 0.7 for hydrocarbons. This satisfies the 'Simple Index Approach' and protects downstream waters from pollutants.

SITE MAINTENANCE STRATEGY:

1. Due to the use of permeable pavements and other sustainable drainage features, the drainage systems are to remain private and will not be offered for adoption by the local water authority.
2. All catchpit manholes (including the flow control manhole) are to be inspected annually, with any accumulated silts removed by suction excavation.
3. Perforated carrier drains are provided with rodding eyes for inspection and jetting as required.
4. Permeable pavements and the below-ground attenuation tank are to be maintained in accordance with CIRIA C753 The SuDS Manual Tables 20.15 and 21.3. Detailed maintenance schedules are provided in the Maintenance Plan Drawing.



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Construction Risks	Maintenance/cleaning Risks	Demolition/adaptation Risks
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In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Board

Notes:
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Client Approval	
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	A - Approved
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	B - Approved with Comments
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	C - Do Not Use
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Status	Purpose of Issue
S3	FOR APPROVAL

Originator

Adkins Consultants Ltd
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Project

31-33 PERRYMOUNT ROAD
HAYWARD HEATH

Layout Title

DRAINAGE GENERAL NOTE

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WE-BUILD UK

Drawing Number							
project	originator	volume	level	type	role	number	rev
7687	- AA	- XX	- XX	- TG	- E	0002	P01