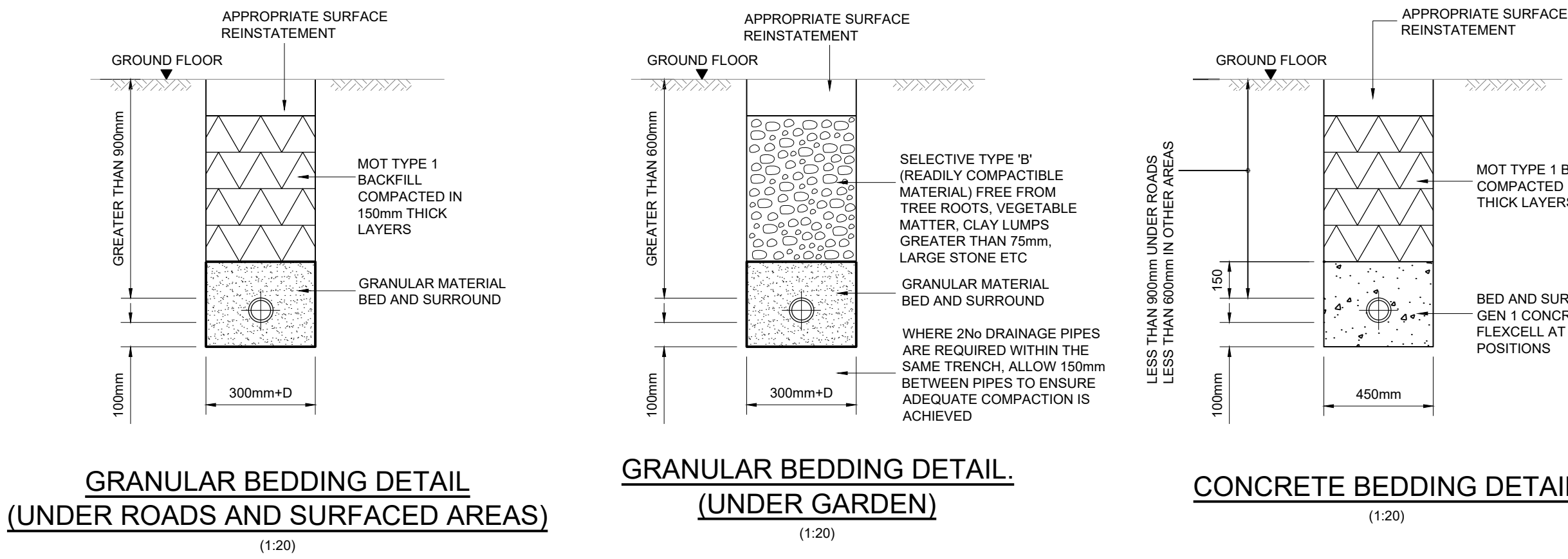




MAINTENANCE NOTES
1. THE OWNER OF EACH DWELLING IS RESPONSIBLE FOR THE MAINTENANCE OF EACH DWELLING'S DRAINAGE ARRANGEMENT RESPECTIVELY.
2. NOTE THAT AN EASEMENT FOR MAINTENANCE AND ACCESS IS REQUIRED ON THE LAND OF EACH PLOT AS THE DRAINAGE LAYOUT FOR BOTH PLOTS COLLECTIVELY RELIES ON THE ATTENUATION TANK & FLOW CONTROL DEVICE WITHIN THE GARDEN OF PLOT 1. THE CONTROLLED OUTFALL THEN ROUTES ACROSS THE GARDEN OF PLOT 2

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUAL, TABLE 21.3 FOR DOMESTIC FLOW CONTROL DEVICE
(THIS INFORMATION IS TO BE WRITTEN IN TO THE O&M MANUAL)

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
	INSPECT AND IDENTIFY ANY AREAS THAT ARE NOT OPERATING CORRECTLY. IF REQUIRE, TAKE REMEDIAL ACTION	MONTHLY FOR 3 MONTHS, THEN ANNUALLY	CLIENT / END USER / BUILDING OWNER
REGULAR MAINTENANCE (ATTENUATION TANKS & FLOW CONTROL DEVICE/CHAMBER)	REMOVE DEBRIS FROM THE CATCHMENT SURFACE (WHERE IT MAY CAUSE RISKS TO PERFORMANCE)	MONTHLY	CLIENT / END USER / BUILDING OWNER
	FOR SYSTEMS WHERE RAINFALL INFILTRATES IN TO THE TANK FROM ABOVE, CHECK SURFACE OF FILTER FOR BLOCKAGE BY SEDIMENT, ALGAE OR OTHER MATTER; REMOVE AND REPLACE SURFACE INFILTRATION MEDIUM AS NECESSARY	ANNUALLY	CLIENT / END USER / BUILDING OWNER
REMEDIATION ACTIONS (ALL SUDS PARTS)	REPAIR / REHABILITATE INLETS, OUTLETS, OVERFLOW AND VENTS	AS REQUIRED	CLIENT / END USER / BUILDING OWNER
REMEDIATION ACTIONS (FLOW CONTROL DEVICE)	REMOVE BLOCKAGES TO THE FLOW CONTROL DEVICE, AS REQUIRED BY FOLLOWING THE MAINTENANCE INSTRUCTIONS RELATING TO THAT PARTICULAR DEVICE, i.e. FOR TORNADO STYLE DEVICE, OPEN DOOR USING STAINLESS STEEL ROPE PROVIDED. FOR TYPHOON STYLE DEVICE PULL OUT UP-STAND PIPE TO ACTIVATE DRAIN DOWN, AND FOR HURRICANE STYLE DEVICE, USE THE LIFTING ROD TO DRAIN DOWN AND CLEAR BLOCKAGE(S).	AS REQUIRED	CLIENT / END USER / BUILDING OWNER
MONITORING	INSPECT / CHECK ALL INLETS, OUTLETS, VENTS AND OVERFLOWS TO ENSURE THAT THEY ARE IN GOOD CONDITION AND OPERATING AS DESIGNED	ANNUALLY	CLIENT / END USER / BUILDING OWNER
	SURVEY INSIDE OF TANK FOR SEDIMENT BUILD-UP AND REMOVE, IF NECESSARY	EVERY 5 YEARS, OR AS REQUIRED	CLIENT / END USER / BUILDING OWNER

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUA C753, APPENDIX B, BOX-B2 FOR PERVIOUS PAVEMENTS

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
REGULAR MAINTENANCE	CLEANING BRUSH REGULARLY AND REMOVE SWEEPINGS FROM ALL HARD SURFACE	MONTHLY	SITE OWNER (MAINTENANCE CONTRACT)
OCCASIONAL TANKS	BRUSH AND VACUUM PERMEABLE PAVING SURFACE ONCE A YEAR TO PREVENT SILT BLOCKAGE AND ENHANCE DESIGN LIFE	ANNUALLY	SITE OWNER (MAINTENANCE CONTRACT)
REMEDIATION WORK	MONITOR EFFECTIVENESS OF PERMEABLE PAVEMENT, AND WHEN WATER DOES NOT INFILTRATE IMMEDIATELY ADVISE THE CLIENT OF POSSIBLE NEED FOR REINSTATEMENT OF TOP LAYERS OR SPECIALIST CLEANING. RECENT EXPERIENCE SUGGESTS THAT WET WASHING AND SUCTION CLEANING WILL SUBSTANTIALLY REINSTATE PAVEMENT TO 90% EFFICIENCY	AS REQUIRED	SITE OWNER (MAINTENANCE CONTRACT)

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUA C753, APPENDIX B, BOX-B2 FOR INLETS, OUTLETS & INSPECTION CHAMBERS

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
REGULAR MAINTENANCE	INLETS, OUTLETS AND SURFACE CONTROL STRUCTURES INSPECT SURFACE STRUCTURES, REMOVING OBSTRUCTIONS AND SILT AS NECESSARY. CHECK THERE IS NO PHYSICAL DAMAGE. STRIM VEGETATION 1m MIN. SURROUND TO STRUCTURES AND KEEP HARD APRONS FREE FROM SILT AND DEBRIS	MONTHLY (OR AS REQUIRED)	SITE OWNER (MAINTENANCE CONTRACT)
	INSPECTION CHAMBERS AND BELOW-GROUND CONTROL CHAMBERS REMOVE COVER AND INSPECT, ENSURING THAT WATER IS FLOWING FREELY AND THAT THE EXIT ROUTE FOR WATER IS UNOBSTRUCTED. REMOVE DEBRIS AND SILT. UNDERTAKE INSPECTION AFTER LEAF FALL IN AUTUMN	MONTHLY	SITE OWNER (MAINTENANCE CONTRACT)
		ANNUALLY	SITE OWNER (MAINTENANCE CONTRACT)
OCCASIONAL TANKS	CHECK TOPSOIL LEVELS ARE 20mm ABOVE EDGES OF BASKETS AND CHAMBERS TO AVOID MOWER DAMAGE	ANNUALLY (OR AS REQUIRED)	SITE OWNER (MAINTENANCE CONTRACT)
REMEDIATION WORK	REPAIR PHYSICAL DAMAGE IF NECESSARY	AS REQUIRED	SITE OWNER (MAINTENANCE CONTRACT)

TIMELINE FOR IMPLEMENTATION OF THE DRAINAGE WORKS FOR PLOT 3

THE DRAINAGE SCHEME FOR PLOT 3 IS UNUSUAL IN ITS NEW BUILD NATURE AS IT SIMPLY PIGGY BACKS ON TO THE RECENT INSTALLATIONS FOR PLOTS 1 & 2, WHICH WERE INSTALLED IN ~AUGUST 2024. THE DRAINAGE SCHEME FOR PLOT 3 PIGGY BACKS ON TO THE RECENT INSTALLATIONS FOR PLOTS 1 & 2, WHICH WERE INSTALLED IN ~AUGUST 2024.

SURFACE WATER
AS PART OF THE 2024 INSTALLATION FOR PLOTS 1 & 2, THE ATTENUATION TANK WAS OVERSIZED TO INCLUDE THE ADDITIONAL CATCHMENT AREA OF PLOT 3, THUS THE ATTENUATION TANK & CONTROLLED OUTFLOW ARE ALREADY IN SITU.

THE DRAINAGE INVERT LEVELS ALREADY CONSIDERED SURFACE WATER DRAINS TO THE PLOT 3 LOCATION AS THIS WAS ORIGINALLY PROPOSED AS A GARAGE THAT REQUIRED POSITIVE DRAINAGE, THUS THE RWP'S ARE SIMPLY TO BE CONNECTED TO THE RECENTLY INSTALLED SW-IC-01 AT THE TIME OF THE ROOF CONSTRUCTION.

FOUL DRAINAGE
AS PART OF THE 2024 INSTALLATION FOR PLOTS 1 & 2, THE FOUL DRAINS WERE RECONFIGURED WITH THE EXISTING CONNECTION TO THE PUBLIC SEWER MAINTAINED, ALL IN LINE WITH THE SOUTHERN WATER APPROVED DESIGN.

THE FOUL DRAINS FROM PLOT 3 ARE SIMPLY TO CONNECT TO THE PREVIOUSLY INSTALLED FW-IC-03 PRIOR TO THE PRACTICAL COMPLETION OF THE BUILD AND PRIOR TO ANY OCCUPATION.

- NOTES:-**
- THIS DRAWING IS NOT TO BE SCALED, WORK FROM GIVEN DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS AND SPECIALISTS DRAWINGS..
 - ANY DISCREPANCIES OR VARIATIONS ARE TO BE REPORTED IMMEDIATELY TO ENGINEER FOR CLARIFICATION BEFORE THE AFFECTED WORK COMMENCES.
 - ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO ENGINEER IMMEDIATELY BEFORE THE AFFECTED WORK COMMENCES.
 - ALL PROPRIETARY PRODUCTS ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND SPECIFICATIONS.
 - THE CONTRACTOR IS TO ENSURE THAT TEMPORARY LOADS PLACED ONTO THE NEW STRUCTURES SHALL BE LESS THAN THE LOADS FOR WHICH IT HAS BEEN DESIGNED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.
 - THESE DRAWINGS CONSTITUTE A FULL DESIGN FOR BUILDING CONTROL APPROVAL. THEY ARE NOT CONSTRUCTION STAGE DRAWINGS UNTIL BUILDING CONTROL HAVE APPROVED THE DESIGN(S).
 - FOR THE FULL COMPREHENSIVE GENERAL NOTES SEE GENERAL NOTES DRAWING 100.

WARNING IDENTIFICATION

⚠ PARTICULAR ATTENTION TO BE PAID WHERE THE HAZARD SYMBOL IS PLACED ON A DRAWING. THIS SYMBOL HIGHLIGHTS A PARTICULAR CONCERN IN RELATION TO THE DESIGN, SITE WORKING OR WHERE THE CONTRACTORS ATTENTION IS REQUIRED.

MEASURES TO MITIGATE RISK SHOULD BE CONSIDERED AT ALL STAGES OF DESIGN DEVELOPMENT AND CONSTRUCTION.

COORDINATION HIGHLIGHT

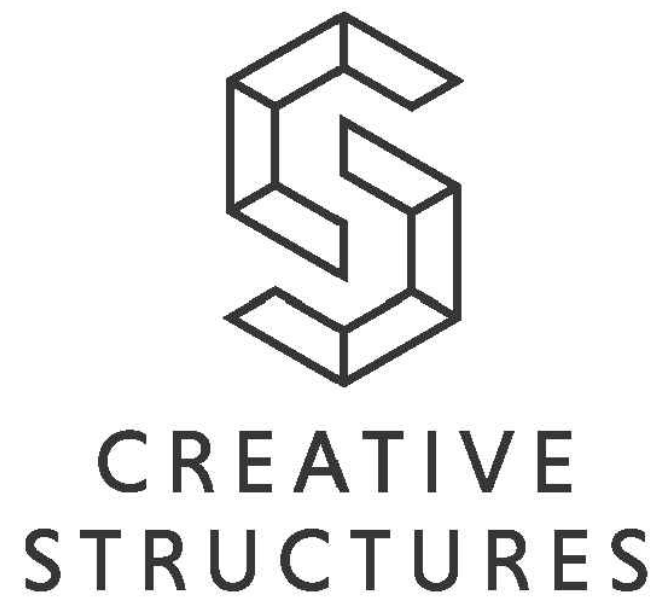
⚠ WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

STABILITY REQUIREMENT HIGHLIGHT

⚠ WHERE THE GREEN HIGHLIGHT SYMBOL IS PLACED ON A DRAWING THIS REFERS TO THIS ELEMENT OF THE DESIGN BEING CRITICAL TO THE STABILITY STRATEGY

REV	DESCRIPTION	DATE	BY
P1	FOR PLANNING DOC	15.12.2023	PW
B1	PLOT 3 ADDED FOR PLANNING DOC & BUILDING REGS APPROVAL	22.02.2025	PW

PLANNING DOC & BUILDING REGULATIONS



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Client	BRIXTER DEVELOPMENTS		
Project	SHANGRI-LA, QUEENS RD HAYWARDS HEATH, RH16 1EE		
Title	TYPICAL DRAINAGE DETAILS SHEET 2 of 2		
Date	DEC 2023	Checked	08.12.2023
Drawing Sheet Size	A1		
Scale	1:20, 1:10	Engineer	PW
Status	PLANNING DOC & BUILDING REGS		
Project Number	Drawing Number	Revision	
23-020	53	B1	