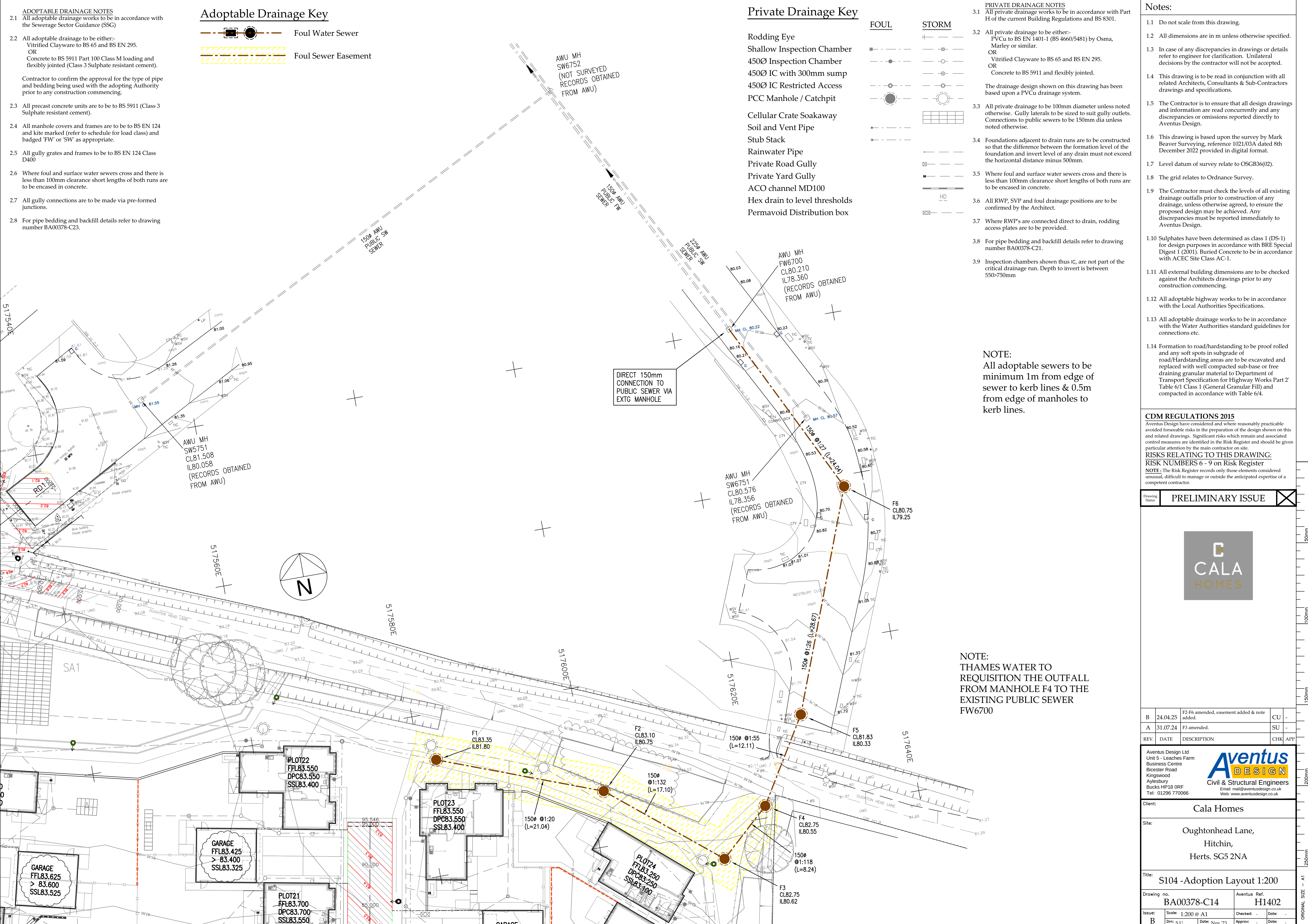




- ADOPTABLE DRAINAGE NOTES**
- 2.1 All adoptable drainage works to be in accordance with the Sewerage Sector Guidance (SSG)
- 2.2 All adoptable drainage to be either:-
Vitrified Clayware to BS 65 and BS EN 295.
OR
Concrete to BS 5911 Part 100 Class M loading and flexibly jointed (Class 3 Sulphate resistant cement).
- Contractor to confirm the approval for the type of pipe and bedding being used with the adopting Authority prior to any construction commencing.
- 2.3 All precast concrete units are to be to BS 5911 (Class 3 Sulphate resistant cement).
- 2.4 All manhole covers and frames are to be to BS EN 124 and kite marked (refer to schedule for load class) and badged 'FW' or 'SW' as appropriate.
- 2.5 All gully grates and frames to be to BS EN 124 Class D400
- 2.6 Where foul and surface water sewers cross and there is less than 100mm clearance short lengths of both runs are to be encased in concrete.
- 2.7 All gully connections are to be made via pre-formed junctions.
- 2.8 For pipe bedding and backfill details refer to drawing number BA00378-C23.

Adoptable Drainage Key

Foul Water Sewer

Foul Sewer Easement

Private Drainage Key

Rodding Eye
Shallow Inspection Chamber
450Ø Inspection Chamber
450Ø IC with 300mm sump
450Ø IC Restricted Access
PCC Manhole / Catchpit
Cellular Crate Soakaway
Soil and Vent Pipe
Stub Stack
Rainwater Pipe
Private Road Gully
Private Yard Gully
ACO channel MD100
Hex drain to level thresholds
Permavoid Distribution box

- PRIVATE DRAINAGE NOTES**
- 3.1 All private drainage works to be in accordance with Part H of the current Building Regulations and BS 8301.
- 3.2 All private drainage to be either:-
PVCu to BS EN 1401-1 (BS 4660/5481) by Osmo, Marley or similar.
OR
Vitrified Clayware to BS 65 and BS EN 295.
OR
Concrete to BS 5911 and flexibly jointed.
- The drainage design shown on this drawing has been based upon a PVCu drainage system.
- 3.3 All private drainage to be 100mm diameter unless noted otherwise. Gully laterals to be sized to suit gully outlets. Connections to public sewers to be 150mm dia unless noted otherwise.
- 3.4 Foundations adjacent to drain runs are to be constructed so that the difference between the formation level of the foundation and invert level of any drain must not exceed the horizontal distance minus 500mm.
- 3.5 Where foul and surface water sewers cross and there is less than 100mm clearance short lengths of both runs are to be encased in concrete.
- 3.6 All RWP, SVP and foul drainage positions are to be confirmed by the Architect.
- 3.7 Where RWP's are connected direct to drain, rodding access plates are to be provided.
- 3.8 For pipe bedding and backfill details refer to drawing number BA00378-C21.
- 3.9 Inspection chambers shown thus IC, are not part of the critical drainage run. Depth to invert is between 550>750mm

- Notes:**
- 1.1 Do not scale from this drawing.
- 1.2 All dimensions are in m unless otherwise specified.
- 1.3 In case of any discrepancies in drawings or details refer to engineer for clarification. Unilateral decisions by the contractor will not be accepted.
- 1.4 This drawing is to be read in conjunction with all related Architects, Consultants & Sub-Contractors drawings and specifications.
- 1.5 The Contractor is to ensure that all design drawings and information are read concurrently and any discrepancies or omissions reported directly to Aventus Design.
- 1.6 This drawing is based upon the survey by Mark Beaver Surveying, reference 1021/03A dated 8th December 2022 provided in digital format.
- 1.7 Level datum of survey relate to OSGB36(02).
- 1.8 The grid relates to Ordnance Survey.
- 1.9 The Contractor must check the levels of all existing drainage outfalls prior to construction of any drainage, unless otherwise agreed, to ensure the proposed design may be achieved. Any discrepancies must be reported immediately to Aventus Design.
- 1.10 Sulphates have been determined as class 1 (DS-1) for design purposes in accordance with BRE Special Digest 1 (2001). Buried Concrete to be in accordance with ACEC Site Class AC-1.
- 1.11 All external building dimensions are to be checked against the Architects drawings prior to any construction commencing.
- 1.12 All adoptable highway works to be in accordance with the Local Authorities Specifications.
- 1.13 All adoptable drainage works to be in accordance with the Water Authorities standard guidelines for connections etc.
- 1.14 Formation to road/hardstanding to be proof rolled and any soft spots in subgrade of road/Hardstanding areas are to be excavated and replaced with well compacted sub-base or free draining granular material to Department of Transport Specification for Highway Works Part 2' Table 6/1 Class 1 (General Granular Fill) and compacted in accordance with Table 6/4.

NOTE:
All adoptable sewers to be minimum 1m from edge of sewer to kerb lines & 0.5m from edge of manholes to kerb lines.

NOTE:
THAMES WATER TO REQUISITION THE OUTFALL FROM MANHOLE F4 TO THE EXISTING PUBLIC SEWER FW6700

DIRECT 150mm CONNECTION TO PUBLIC SEWER VIA EXTG MANHOLE

CDM REGULATIONS 2015
Aventus Design have considered and where reasonably practicable avoided foreseeable risks in the preparation of the design shown on this and related drawings. Significant risks which remain and associated control measures are identified in the Risk Register and should be given particular attention by the main contractor on site.

RISKS RELATING TO THIS DRAWING:
RISK NUMBERS 6 - 9 on Risk Register

NOTE: The Risk Register records only those elements considered unusual, difficult to manage or outside the anticipated expertise of a competent contractor.

Drawing Status	PRELIMINARY ISSUE		
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B	24.04.25	F2-F6 amended, easement added & note added.	CU	-
A	31.07.24	F3 amended.	SU	-
REV.	DATE	DESCRIPTION	CHK	APP

Client: **Cala Homes**

Site: **Oughtonhead Lane, Hitchin, Herts. SG5 2NA**

Title: **S104 -Adoption Layout 1:200**

Drawing no.	BA00378-C14		Aventus Ref.	H1402	
Issue:	Scale: 1:200 @ A1	Checked: -	Date: -	Issue:	Date: -
B	Dwn: S.U.	Date: Nov '23	Approve: -	Date: -	

ORIGINAL SIZE - A1