



NOTE:
Refer to Drawing
BA00378-C15 for
Adoptable
Drainage Layout.

- PRIVATE DRAINAGE NOTES**
- 31 All private drainage works to be in accordance with Part H of the current Building Regulations and BS 8301.
- 32 All private drainage to be either:-
PVC-U (EN 1401) to BS 6565 (481) 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 system on this drawing has been based upon a PVC-U drainage system.
- 33 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.
- 34 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 50mm.
- 35 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.
- 36 All RWP, SPT and foul drainage positions are to be confirmed by the Architect.
- 37 Where RWP's are connected direct to drain, rodding access plates are to be provided.
- 38 For pipe bedding and backfill details refer to drawing number BA00378-C21.
- 39 Inspection chambers shown thus ©, are not part of the critical drain run. Depth to invert is between 550-750mm
- SOAKAWAY NOTES**
- 41 Site investigation report by Genco Ref: 1873 has shown the infiltration rate to range between 1.4x10.5 to 5.0x10.5mm per hour. Soakaways are to be designed using the lowest value of 1.4x10.5mm to accord with BRE365 & Cirs report 156 utilising this value.
- 42 Soakage tests (to BRE365) are to be undertaken at the location of each soakaway in order to confirm that the infiltration rate is achieved. Any discrepancy in the infiltration rate must be reported immediately to Aventus Design Services' Department.
- 43 All soakaways to be cited 5m minimum from any building or wall, existing or proposed, or any other soakaway.
- 44 No soakaway basins to penetrate water table level.
- 45 No soakaway to be constructed in contaminated ground.

Notes:

- 1.1 Do not scale from this drawing.
- 1.2 All dimensions are in millimeters otherwise specified.
- 1.3 In case of any discrepancies in drawings or details refer to engineer for clarification. Unilateral alterations or corrections will not be accepted.
- 1.4 This drawing is to be read in conjunction with all related Architects, Consultants & Sub-Contractor drawings and specifications.
- 1.5 The Contractor is to ensure that all design drawings and information are read concurrently and any discrepancy or omissions reported directly to Aventus Design.
- 1.6 This drawing is based upon the survey by Mark Beaver Surveying, reference 102/103A dated 8th December 2022 provided in digital format.
- 1.7 Level datum of survey relate to OSGB36(0).
- 1.8 Grid relates to Ordnance Survey.
- 1.9 The Contractor must check the levels of all existing drainage outlets prior to construction of any drainage system. If otherwise agreed, to ensure the proposed design may be achieved. Any discrepancies must be reported immediately to the Engineer.
- 1.10 Sulphates have been determined as class 1 (DS-) for design purposes in accordance with BS8500 Part Digen 1 (2007), Burreled Concrete to be in accordance with ACES Class Class AC-1.
- 1.11 All external building dimensions are to be checked against the project's architect 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 at least 10 tonnes per sqm in situ in subgrade road/Hardstanding areas to be excavated and replaced with well compacted sub-base or free draining granular material in accordance with Transport Specification for Highway Works Part 2 Table C1, Class 1 General Granular Fills and Drainage

NG DRAINAGE NOTE:

- 6.1 The contractor shall investigate all existing drainage within the vicinity of the site prior to demolition / construction.
- 6.2 Existing drainage to be traced and the status determined.
- 6.3 Any live drainage to be reported to Aventus Design & Civils Department.
- 6.4 Redundant drainage to be grubbed out and void filled with compacted layers of type 1 material. In garden and landscaped areas, compacted layers of a dug backfill may be used.
- 6.5 Where redundant drainage is grubbed out up to the site boundary, a concrete plug shall be used to cap off existing drainage.
- 6.6 Existing drainage outfalls that are proposed to be reused shall be CCTV surveyed and results forwarded to Aventus Design, Civils Department for verification.

NOTE:
Drainage design is modelled on the 1:100 year storm + 40% for climate change and been checked to ensure flooding of buildings does not occur

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
Small Gully to ASHP
ACO channel MD100
Hex drain to level threshold
Permavoid Distribution block

NOTE:
Where IC's are located in hard paved areas, recessed covers shall be used suitable for the final surfacing

NOTE:
Refer to Drawing BA00378-C22 For
Cellular Crate Soakaway sizes

NOTE:
Where shown on the layout hatched thus:  Porous paving to have an impermeable Polypropylene membrane and be drained using Permagrid Distribution boxes. Impermeable membrane to be wrapped in a protective fleece or similar Geotextile to detail.

CDM REGULATIONS 2015
Avenst Design have considered and where reasonably practicable avoided foreseeable risks in the preparation of the design shown on this drawing. 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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C	24.04.25	F2-F5 amended.	CU	-
B	21.02.24	Gully to S278 area added, SA1 restred, gully to A57H's & S56/F3 amended.	SU	-
A	01.12.23	Layout updated, Substation removed, Private drainage & soakways amended.	SU	-
REV.	DATE	DESCRIPTION	CHK	APP

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Title: Site Layout & Drainage (A0)

Drawing no. BA00378-C05		Aventus Ref. H1402	
Issue: C	Scale: 1:200 @ A0	Checked: -	Date: -
	Drawn: S.U.	Date: Oct '23	Approved: - Date: -

ORIGINAL SIZE — AO