



- NOTES**
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
 - All plans and drawings are drawn true to stated scales and can be used for the purpose of planning only. Responsibility is not accepted for errors made by others in scaling from this drawing.
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 - Until technical approval has been obtained from the relevant authorities, all drawings are issued as preliminary and not for construction. Should the Contractor commence site work prior to approval being given it is entirely at their own risk.
 - The designer, developer and contractor shall comply with all current requirements in relation to health, safety and welfare.
 - Exact location and level of all existing sewers, drains and services to be checked on site before commencing works.
 - All sewers must be laid from outfall working upstream. Precise depth of outfalls to be checked prior to proceeding with any other works.
 - No surface water shall drain from private land or un-adoptable highway onto adopted highway or vice versa.

Building Drainage Notes

9. All drainage to comply with Section H of the Building Regulations 2010 & BS.8301:1985.

10. All drains to be 100mm diameter unless otherwise shown. Drains to be flexibly jointed 'superseve' by Wavin or similar approved, with granular bed & surround where necessary. Drains under buildings to be backfilled to underside of slab with granular material. Drains passing through walls to have lintels over. All manholes to be on one side or other of boundaries. Manholes to be preformed shallow access chambers, GRP inspection chambers or rectangular section P.C. concrete segments of the appropriate size for depth in accordance with BS.8301:1985 i.e. n.e. 1.0m deep to be 450x450 (internal), 1.0-2.7m deep to be 750x1200mm (internal) or as otherwise agreed. All manholes over 900mm deep to have step irons. Foundations to be taken down to invert level of drains where drains are less than 1.0m away from building.

11. The contractor is to check the relationship between as-built centreline of road & back of footpath to verify levels opposite principal mobility access to ensure compliance with Part M of the building regulations. Any discrepancy with design information to be confirmed with Woods Hardwick Ltd. and the Developer before setting finished floor levels of affected properties.

General notes:

- All subs and invert levels to be verified prior to connection of private surface & foul drainage.
- Existing topo survey is based on the original ground levels and makes no allowance for ground raising.
- All materials subject to "a" approval.
- All flights of steps to primary level access, with more than 2 steps are to be provided with handrailing, except where the steps are 900mm or more apart.

SAFETY, HEALTH AND ENVIRONMENTAL

In addition to the hazards, risks normally associated with the type of work detailed on this drawing, note the following significant risks and information.

Construction:

- There is a moderate risk of asbestos being present on site. An asbestos survey should be undertaken with all identified asbestos to be disposed safely to a licenced tip.
- Works are in or adjacent to live highways and construction traffic.
- The Contractor should make all necessary enquiries and take all necessary measures to identify the location of existing utilities and take relevant precautions.

For information relating to end use, maintenance, demolition, see the health and safety file.

It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.

Exact position, depth and diameter of existing foul sewer to be confirmed on site prior to construction and reported to drainage engineer.

- KEY**
- Existing Public Foul Water Sewer
 - Proposed private surface water inspection chamber (2-3 connections)
 - Proposed private surface water inspection chamber (max 3 connections)
 - Proposed backdrop manhole
 - Proposed private rodding eye
 - Proposed private foul water inspection chamber (max 3 connections)
 - Proposed private linear drainage channel
 - Proposed Geo-cellular Soakaway
 - Baffle & formation level
 - Perforated pipe
 - Proposed private SW sewer & manhole
 - Proposed private FW sewer & manhole
 - Gully & connection
 - FFL
 - XX.XXX
 - Finished floor level
 - XX.XXX
 - 1:20
 - Gradient
 - EFB 150
 - Extra facing brickwork indicating minimum required. Measured from 150mm below finished floor level. Extent shown on this drawing is indicative only. Contractor to confirm exact requirement.
 - SDPC 150
 - Stepped DPC
 - 250
 - Steps (indicating number required)
 - Banking
 - RET 600
 - Retaining wall (indicating max. retained height)
 - RET 900
 - Retaining wall - King post (indicating max. retained height)
 - RET 900
 - Retaining wall - Patio (indicating max. retained height)
 - GB 300
 - Gravel board (indicating max. retained height)
 - Post and rail fencing
 - Major contour (500mm)
 - Minor contour (100mm)

K	Proposed utilities added	S90	S90	04.02.2023
J	Updated to latest layout	S90	S90	23.09.24
I	Access updated following 5278 comments	S90	S90	13.05.24
H	Retaining walls updated as per clients request	S90	S90	03.04.24
G	Junction levels updated following highway comments	S90	S90	26.03.24
F	1.2m Footpath added to access	S90	S90	14.03.24
E	Drainage notes amended following TV comments	S90	S90	13.03.24
D	Drainage notes added following TV comments	S90	S90	19.02.24
C	Foul run 1,000 updated to 1500 at clients request	CG	S90	13.02.24
B	Drainage updated	S90	S90	07.02.24
A	Level adjustments to suit Client comments	S90	S90	17.11.23

REV	DESCRIPTION	DRN	CHD	DATE
	PRELIMINARY		INFORMATION	TENDER
	CONSTRUCTION		AS BUILT	

SCALE 1:200 @ A0 DATE NOV 2023

DRAWN SHD CHK SD

DRAWING NO. 19367-OAKL-5-102 REV K

TITLE OAKLEIGH MEADOWS WELWYN

DETAILS PRIVATE LEVELS AND DRAINAGE SHEET 2

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING

Proposed Utilities

Utility design is for information purposes only and should not be used for construction. Refer to utility design drawings for further information/details.

Utility design shown is based on Affinity Water drawing D50055629-01 received on 30.01.2025. Utility design to be reviewed and amended where required to avoid conflicting with the drainage proposals prior to construction