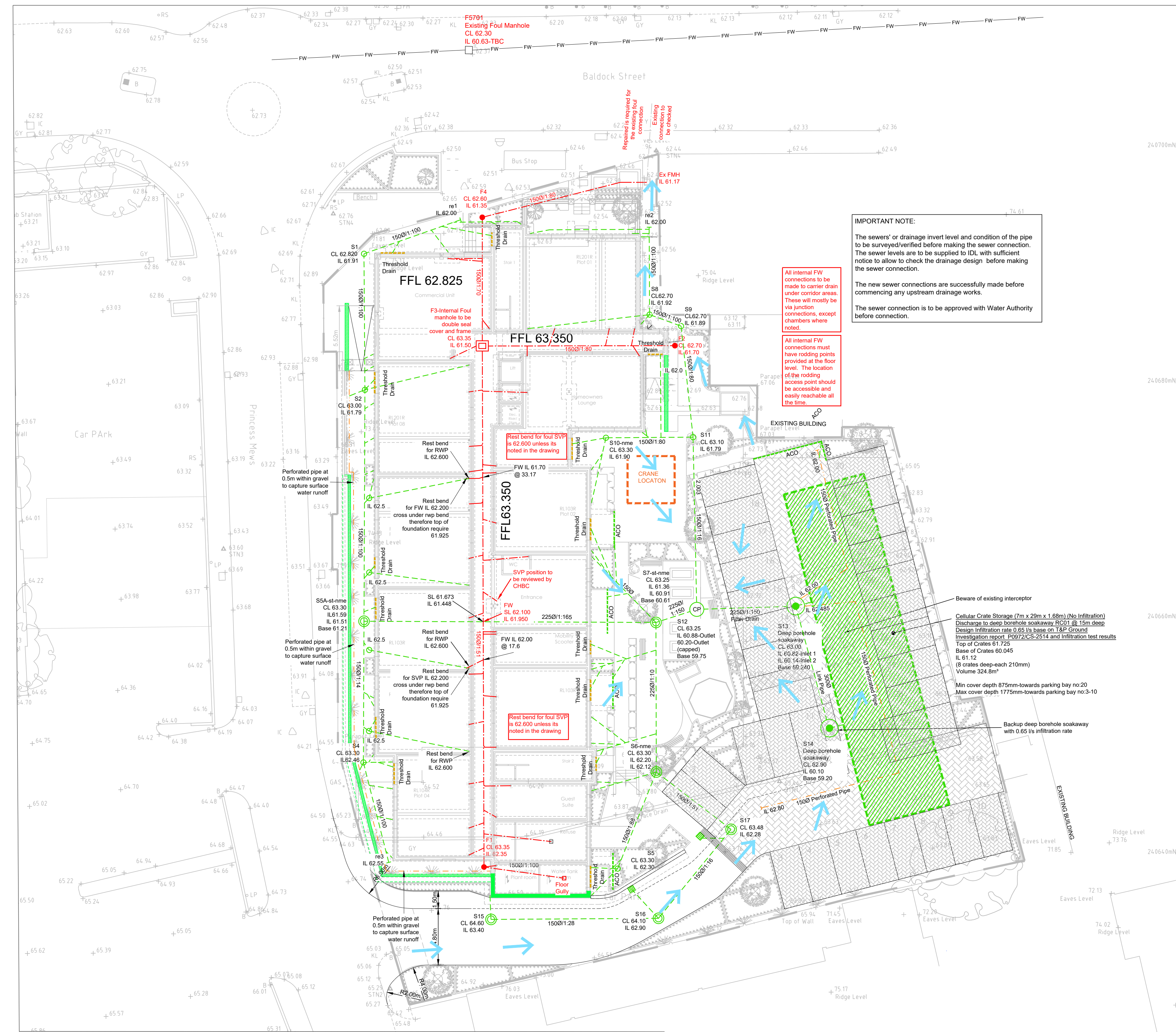




Surface Water Manhole Schedule									
MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)	
S1	500	PPIC	B125	62.820	61.910	0.760	535505.625	240691.370	
S2	500	PPIC	B125	63.000	61.790	1.060	535505.706	240679.822	
S4	500	PPIC	B125	63.300	62.460	0.690	535505.517	240648.178	
S5A	500	PPIC	B125	63.300	62.590	1.560	535505.625	240660.170	
S5	500	PPIC	B125	63.300	62.500	0.850	535527.152	240639.182	
S6	500	PPIC	B125	63.300	62.200	0.950	535530.437	240647.366	
S7	600	PPIC	B125	63.250	61.365	1.840	535530.403	240660.005	
S8	500	PPIC	B125	62.700	61.920	0.830	535529.867	240686.205	
S9	500	PPIC	B125	62.700	61.890	0.860	535532.534	240685.225	
S10	500	PPIC	B125	63.300	61.900	1.250	535526.188	240675.748	
S11	500	PPIC	B125	63.100	61.790	1.160	535533.657	240675.801	
S12	1200	Catchpit	D400	63.250	60.890	2.145	535533.870	240661.180	
S13	1500	Type B	D400	63.250	60.820	2.205	535542.267	240661.453	Deep borehole soakaway
S14	1500	Type B	D400	62.90	60.100	2.500	535545.137	240651.093	Deep borehole soakaway
S15	600	PPIC	D400	64.600	63.400	1.050	535516.408	240634.858	
S16	600	PPIC	D400	64.100	62.900	1.050	535530.616	240634.949	
S17	600	PPIC	D400	63.480	62.290	1.050	535536.781	240642.501	
n1	150	Rodding Eye		62.660	62.000	0.510	535513.822	240694.298	
n2	150	Rodding Eye		62.550	62.000	0.400	535528.831	240693.628	
n3	150	Rodding Eye		63.300	62.550	0.750	535507.727	240639.696	

Foul Water Manhole Schedule							
MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	NORTHING (m)
F1	500	PPIC	B125	63.350	62.350	0.850	535515.8138
F2	500	PPIC	B125	62.700	61.700	0.850	535532.0159
F3	450 x 600	PC IC	B125	63.350	61.500	1.700	535515.6671
F4	500	PPIC	B125	62.600	61.350	1.100	535515.6671
Ex FMH	Existing	Ex	Ex	62.55	61.170	1.230	535529.6416

IMPORTANT NOTE:
All chambers to have ductile iron, single seal lock down covers to grade D400 BS EN 124 in road and car park areas, B125 grade where manhole located within the pedestrian areas.
Recessed covers to be used in areas of block paving. Covers are to be aligned parallel to kerbs, paving orientation or structures unless otherwise shown.

Notes Continued.

- 23 **IMPORTANT NOTE:**
The new sewer connections are to be successfully made prior to commencing any upstream drainage works.
- 24 All paving and garden areas to be graded evenly between spot levels given.
- 25 Prior to erecting plot boundary fencing, and before laying topsoil, subsoil to rear gardens to be thoroughly reworked to a depth of min 450mm to reintroduce free-draining properties.
- 26 Any discrepancies to be referred to the Project Engineer immediately.

IMPORTANT NOTE:

Prior to drainage construction, pre-commencement conditions, if any, are to be checked and approved with the Local Planning Authority

Key

- FW — Existing adoptable Foul Water
- Private foul water drainage
- Private surface water drainage
- Polypropylene universal inspection chambers 1200 deep max, 450 dia, 100 inlet / outlet connections (6 no. max) or 150 inlet/outlet connections (4 no. max). Where greater than 1.2m deep chambers to be non-entry, 3000 deep max, 450 dia (with 300 dia. or square cover).
- Polypropylene 'non-entry' inspection chambers 3000 deep max, 450 dia (with 300 dia. or square cover) 100 inlet / outlet connections (6 no. max), or 150 inlet/outlet connections (4 no. max), as detailed on private drainage construction details.
- Denotes 500/600 dia ppic, 3000mm deep max with 4 no. max inlets / outlets up to 150mm dia, as detailed on private drainage construction details. Where >1200mm deep, use reduced size access cover. Wavin Range 500/600 or similar.
- Rodding eye same dia. as downstream drain
- 1500 perforated pipe within the Subbase
- Surface water gully
- St Silt trap with 300mm sump
- CP Catchpit with 450mm sump
- Borehole soakaway
- Denotes cellular crate system
- Denotes extent of permeable parking area.
- Exceedance flow routing
- ACO drainage channel with sump unit and 150 outlet to drainage system
- Threshold Drain Refer to Architect drawing for details

Notes

- This drawing is to be read in conjunction with the private and drainage construction details.
- All private drainage works to be carried out in accordance with the provisions laid down in BS EN 752 & The Building Regulations, Part H.
- Levels shown in buildings are Finished Floor Level.
- Drainage under adopted roads to be either:-
a) Vitrified Clayware to BS EN 295.
b) Concrete to BS 5911, Class M. Laterals to be formed of either vitrified clay or 'Extra Strength' concrete 'Class M'.
- Before commencing any Sewer or drainage works, the Developer's Groundworker must satisfy themselves, the developer and the Local Authority of actual levels and conditions of existing sewers.
- Buried concrete to satisfy the requirements of BRE Special Digest 1 as predetermined by the site's Geotechnical Report
- All abandoned, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of car parks and drives etc., and to sufficient depth to allow for laying service company's mains and services.
- Depth and Location of existing services to be traced prior to any excavation.
- All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4660 and BS 5481 or vitrified clayware to BS EN 295.
- Generally pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location. Where bedding material is placed at depths susceptible to ground water ingress, it is to be wrapped in a geotextile (Terram 700 or better).
- Private precast concrete manholes and catchpits to be constructed using conc. box sections or circular rings to BS 5911-200, with 150mm conc. surround, size and construction to comply with Table 12 of Approved Document, Part H.
- Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
- Access panels are to be provided to all rainwater pipes, a max. 600 above finished ground level.
- All manholes / inspection chambers in block paved areas, to have recessed covers. These are to be orientated such as to minimise cut blocks.
- All pipework to be 100mmØ (150Ø from road gullies) unless otherwise stated.
- All levels in metres (m) unless specified otherwise.
- All drain runs from Svp's, stub stacks or FW gullies to be laid at 1:40 gradient unless otherwise stated.
- Svp's, stub stacks & RWP's are shown indicatively only. Refer to Architects drawings for accurate locations
- House/Flat drainage to be laid prior to erection of scaffold.
- All cover and invert levels shown are in metres. All pipe diameters are in millimetres U.N.O.
- All chambers located in trafficked areas to have concrete surround as detailed on LSE-2904-03-DE-210 Stage 3 Construction details.
- IMPORTANT NOTE:**
At depths where groundwater ingress is encountered, consider the use of a sump / pump arrangement. Additional reference should be made to the Interpretative Geotechnical Report for supplementary measures in such instances. Where excavations are >1m deep, consider the use of full perimeter trench support.

P7	Drainage revised	26.02.25
P6	Stage 4 detail revised according to Client's comments	14.02.25
P5	Stage 4 issue revised according to client's comments	23.01.25
P4	Stage 4 issue	20.01.25
P3	Filter Drain added between S9-S10	08.11.24
P2	Exceedance flood route added	05.06.24
P1	Preliminary issue for planning	22.11.23
4	Site Layout, levels, drainage revised	18.11.23
3	Preliminary Stage 3 submission	09.08.23
2	Northern steps added, access ramp added	12.07.23
1	Preliminary issue	09.05.23

Status:

Stage 4

	Scale: 1:200@A1	Checked:	Approved:
	Date: May 23	BM	PT
	Drawn: IDL		

Title:

Drainage Layout

Project:

Baldock Street, Royston

Drg. No:	Rev:	File Ref:	1188-07
LSE-2904-04-DE-200	P7	Plot Ref:	LSE-2904-04-DE-200

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