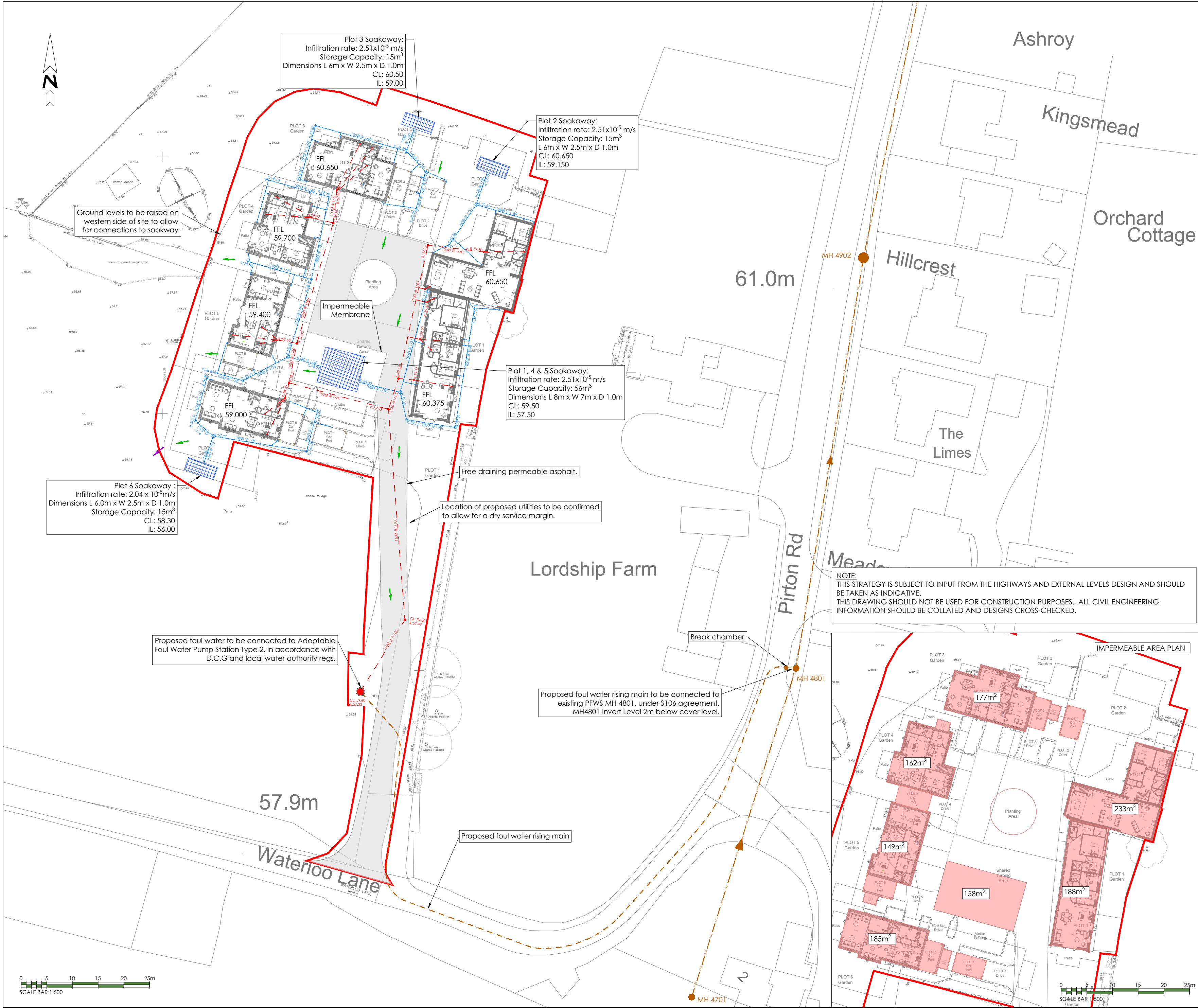




KEY

- SITE BOUNDARY
- EXISTING PUBLIC FOUL WATER SEWER
- OVERLAND FLOW ROUTES
- EXCEEDANCE FLOW ROUTES
- SURFACE WATER PRIVATE PIPE
- RODDING EYE
- RAIN WATER PIPE CONNECTION
- 450-600mm INSPECTION CHAMBER 1.2m - 3m DEEP
- CATCHPIT INSPECTION CHAMBER
- FOUL WATER PRIVATE PIPE
- FOUL WATER DRAINAGE POINT
- 315mm INSPECTION CHAMBER
- 450-600mm INSPECTION CHAMBER 1.2m - 3m DEEP
- PROPOSED FOUL WATER MANHOLE
- PROPOSED FOUL WATER RISING MAIN
- PROPOSED PERMEABLE ASPHALT
- IMPERMEABLE AREA
- INDICATIVE FINISHED FLOOR LEVEL
- SOAKAWAY TANK

NOTES

- ALL DRAINAGE WORKS ARE TO COMPLY WITH BUILDING REGULATIONS, PART H.
- SURFACE WATER FROM PRIVATE AREAS TO HAVE ADEQUATE MEASURES OF INTERCEPTION TO PREVENT WATER ENTERING THE ADAPTABLE HIGHWAY.
- ALL PRECAST CONCRETE UNITS ARE TO BE TO BS 5911 (CLASS 3 SULPHATE RESISTANT CEMENT).
- ALL PROPOSED MANHOLE COVERS AND FRAMES ARE TO BE DUCTILE IRON COMPLYING WITH BS EN 124.
- ALL RWP, SWP AND FOUL DRAINAGE POSITIONS, INCLUDING UNDERSLAB GULLIES, ARE TO BE CONFIRMED BY THE ARCHITECT.
- WHERE RWP'S STUB STACKS AND SWP'S ARE CONNECTED DIRECT TO THE DRAIN, RODDING ACCESS PLATES ARE TO BE PROVIDED.
- ALL PIPES TO BE 1000 UNLESS NOTE OTHERWISE EXCEPT FOR ROAD GULLY CONNECTIONS WHICH ARE TO BE 1500.
- ALL PIPES, CHAMBERS & FITTINGS TO BE INSTALLED BEDDED & BACKFILLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- RAINWATER DOWNPIPES SHALL BE CONNECTED DIRECTLY INTO SURFACE WATER DRAINS VIA 60/100mm ADAPTORS, REMOVABLE TO ALLOW FOR RODDING. ALL BACK INLET GULLIES ARE TO BE RODDABLE. POSITION OF PRIVATE GULLIES ARE NOMINAL ONLY & SHOULD BE ADJUSTED AS NECESSARY TO REFLECT LOW POINTS ON SITE.
- ALL DRAINS IN THE VICINITY OF EXISTING OR PROPOSED TREES TO BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF CURRENT TREE STANDARDS.
- ANY TRAFFIC MANAGEMENT REQUIRED TO UNDERTAKE WORKS IN THE PUBLIC HIGHWAY MUST BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO THEIR WORKS COMMENCING.
- ALL WORKS IN THE PUBLIC HIGHWAY MUST BE CARRIED OUT WITH THE PRIOR APPROVAL AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- THE CONTRACTOR IS TO LIAISE WITH WATER AUTHORITY ENGINEER, AFFORDING THEIR REASONABLE NOTICE TO INSPECT THE WORKS DURING CONSTRUCTION.
- THE CONTRACTOR IS TO ALLOW FOR JET WASHING ALL LENGTHS OF EXISTING SEWERS WHICH ARE TO BE RETAINED.
- THE CONTRACTOR IS TO COMPLY WITH THE 'NEW ROAD AND STREET' WORKS ACT: 1991 FOR ALL WORKS IN THE PUBLIC HIGHWAY.
- THE CONTRACTOR MUST CHECK THE LEVELS AND CONDITION 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 TO STOMOR LTD IMMEDIATELY.
- CONTRACTOR IS TO ALLOW FOR ALL ABANDONED DRAINAGE RUNS, REMOVED TREES AND MANHOLES / SOAKAWAYS / GULLIES TO BE BACK-FILLED WITH WELL COMPACTED TYPE 1 GRANULAR MATERIAL TO FORMATION LEVEL TO ENSURE FULL CONSTRUCTION DEPTH ABOVE.
- ALL BURIED MANHOLES IDENTIFIED ON SITE TO BE NOTIFIED TO STOMOR LTD WITH INVERT LEVELS.
- PRIOR TO COMMENCING WORKS THE CONTRACTOR IS TO REVIEW THE ENVIRONMENTAL ASSESSMENT REPORT.
- PRIOR TO COMMENCING WORKS THE CONTRACTOR IS TO REVIEW THE GROUND INVESTIGATION REPORT.

BURIED SERVICES

- PRIOR TO ANY WORKS BEING UNDERTAKEN, THE CONTRACTOR IS TO REFER TO UTILITIES RECORDS TO IDENTIFY APPROXIMATE LOCATION OF BURIED SERVICES.
- HAND DUG TRIAL HOLES SHOULD BE CARRIED OUT IN ORDER TO IDENTIFY EXACT POSITION AND DEPTH, WITH REASONABLE NOTICE GIVEN TO STATUTORY UNDERTAKERS AS APPROPRIATE PRIOR TO CARRYING OUT ANY EXCAVATIONS.
- LOCATIONS AND DEPTHS OF EXISTING SERVICES TO BE CONFIRMED TO THE ENGINEER PRIOR TO WORKS BEING CARRIED OUT.
- APPROPRIATE PERMITS TO WORK WILL BE REQUIRED TO CARRY OUT ANY WORK IN THE HIGHWAY INCLUDING TRIAL HOLES.

HOTSPOT PROTOCOL

- THERE IS A POSSIBILITY THAT AN UNKNOWN AREA OF SOIL CONTAMINATION MAY BE ENCOUNTERED DURING CONSTRUCTION/GROUNDWORKS WORKS.
- SHOULD AN AREA OF CONTAMINATION BE IDENTIFIED BY VISUAL OR OLFATORY MEANS THE FOLLOWING PROCEDURE WILL BE FOLLOWED:-
 - IMMEDIATELY STOP ALL WORKS IN THE AREA WHERE CONTAMINATION IS SUSPECTED.
 - IMMEDIATELY INFORM THE SITE PROJECT MANAGER.

SUBJECT TO LOCAL WATER AUTHORITY APPROVAL

- NO CONSTRUCTION SHOULD BE UNDERTAKEN PRIOR TO RECEIPT OF TECHNICAL APPROVAL FOR THE DESIGN AND APPROPRIATE AGREEMENTS AND PERMITS TO WORK IN PLACE. ANY WORK UNDERTAKEN PRIOR TO TECHNICAL APPROVAL AND AGREEMENTS BEING IN PLACE WILL BE CARRIED OUT AT CONTRACTORS OWN RISK.
- INVERT LEVELS OF EXISTING SEWERS TO BE CONFIRMED AT ALL POINTS OF CONNECTION TO PUBLIC SEWERS PRIOR TO CONSTRUCTION OF ON-SITE DRAINAGE.
- ALL EXISTING SERVICES BOX COVERS ARE TO BE ADJUSTED TO TIE IN WITH THE RE-PAID CARRIAGEWAY AND FOOTWAY LEVELS AS NECESSARY.

NOTE:

THIS STRATEGY IS SUBJECT TO INPUT FROM THE HIGHWAYS AND EXTERNAL LEVELS DESIGN AND SHOULD BE TAKEN AS INDICATIVE.

THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. ALL CIVIL ENGINEERING INFORMATION SHOULD BE COLLATED AND DESIGNS CROSS-CHECKED.

IMPERMEABLE AREA PLAN

A	Site Boundary and access road updated.	23.10.25	LGM	SJB	-
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Rev	Description	Date	Drawn	Checked	Apvd.
Project	Lordship Farm, Holwell				

Drawing Description

Proposed Drainage Strategy

Project Number	Drawing Number
ST-3803	500-A

Scale	Date	Drawn	Checked	Approved
1:500@A2	02.10.25	LGM	SJB	SJB

Client Architect

NETHERDOWN
DISTINCTIVE NEW HOMES SINCE 1977

Do not scale off the drawing.
Only written dimensions should be taken.
Any discrepancies or errors should be brought to the attention of the engineer immediately.
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