

DRAINAGE NOTES

ACCESS CHAMBERS SHOWN THUS
BUT NOT IDENTIFIED ON DRAWING ARE AS FOLLOWS:-

HOUSES - MINI ACCESS CHAMBERS (300ø) SET AT 600mm Min. BELOW FINISHED
FLOOR LEVEL ON ADJACENT BUILDING.

IN INSTANCES WHERE THE ABOVE REQUIREMENTS RESULT IN CHAMBER DEPTH
BEING IN EXCESS OF 750mm BELOW ADJACENT GROUND (i.e. ADJACENT TO RAISED
DPC) POLYPROPYLENE INSPECTION CHAMBER (TYPE M) SHALL BE SUBSTITUTED.

WHERE CHAMBERS ARE LOCATED WITHIN VEHICULAR AREAS THEN POLYPROPYLENE
INSPECTION CHAMBER (TYPE M) SHALL BE USED.

INFILTRATION POND:
TOP OF POND AREA= 1323m²
BASE OF POND AREA= 700m²
BANK GRADIENT TOWARDS POND = 1 IN 4
BERM WIDTH = 1m
WATER LEVEL= 70.653 (1 IN 100y+40%)
HALF DRAIN TIME= 1139 MINS

POLYPIPE CELLULAR CRATES BELOW POND:
PLAN AREA=1000m²
DEPTH=0.40m
TANK VOLUME(95%)= 380.0m³
TOP OF CRATES=69.750
BOTTOM OF CRATES=69.350

100mm DEPTH
SINGLE SIZE STONE
30% VOIDS AT BASE OF POND

WORST CASE SOAKAGE TEST RESULT:
DATE OF TEST: 05-04-2018
SOIL INFILTRATION RATE: 4.40 X 10-5 M/S

GROUNDWATER INFORMATION:
DURING FURTHER INFILTRATION TESTS APRIL
2024 GROUNDWATER WATER LEVEL: 68.350m

UNSATURATED ZONE:
BASE OF CELLULAR STORAGE 69.350m
MAX. GROUNDWATER LEVEL 68.350m
1.0m UNSATURATED ZONE PROVIDED

NOTES
SPP NO. E22-032

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S DRAWINGS. ANY DISCREPANCIES FOUND BETWEEN INFORMATION SHOWN ON THIS OR ANY OTHER DRAWING SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY AND PRIOR TO ANY WORKS COMMENCING ON SITE.
- ALL CONCRETE AT OR BELOW GROUND LEVEL ON SITE SHALL BE ABLE TO WITHSTAND SULPHATE CONCENTRATIONS IN ACCORDANCE WITH BRE SPECIAL DIGEST 1.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL SERVICES THAT ARE LIKELY TO BE AFFECTED BY THE PROPOSED WORKS ARE LOCATED PRIOR TO WORKS COMMENCING. TRAIL HOLES ARE TO BE DUG IF NECESSARY.
- INVERT LEVELS GIVEN AT MANHOLES ON DRAWING ARE THAT OF THE LARGEST DIAMETER PIPE UNLESS OTHERWISE STATED.
- MANHOLE COVER LEVELS IDENTIFIED ON DRAWINGS ARE APPROXIMATE ONLY. ACTUAL LEVELS SHALL BE SET ON SITE TO SUIT THE LEVEL OF ADJACENT HARD FINISHES OR SOFT LANDSCAPING.
- ALL PIPEWORK SHALL JOIN AT SOFFIT TO SOFFIT UNLESS OTHERWISE STATED.
- ALL PIPEWORK SHALL BE 100mm UNLESS OTHERWISE STATED.
- ALL GULLIES SHALL BE TRAPPED AND RODDABLE.
- MANHOLE COVERS SHALL BE INSTALLED PARALLEL TO KERB LINES.
- ALL SEWERS SHALL BE Laid FROM THE OUTFALL UPSTREAM. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND CONFIRM THE PRECISE SIZE AND DEPTH OF OUTFALLS PRIOR TO WORKS COMMENCING ON SITE.

KEY:

- SITE BOUNDARY
- PERMEABLE BLOCK PAVING
- POROUS ASPHALT
- NON-TANKED POROUS ASPHALT SELF DRAINING ONLY
- EXISTING ANGLIAN WATER FOUL SEWER EASEMENT
- PROPOSED PRIVATE FOUL WATER DRAIN AND 1200ø MANHOLE
- PROPOSED PRIVATE FOUL WATER DRAIN AND 450ø MANHOLE
- PROPOSED PRIVATE FOUL WATER HOUSE CONNECTION DRAIN AND CHAMBER POT
- FOUL WATER GULLY
- SHOWER & WASTE CONNECTED BELOW FLOOR TO SINK WASTE
- PROPOSED PERFORATED CARRIER DRAIN
- PROPOSED PRIVATE SURFACE WATER DRAIN & 1200ø / 1500ø MANHOLE
- PROPOSED PRIVATE SURFACE WATER DRAIN AND 450ø MANHOLE
- PROPOSED PRIVATE SURFACE WATER DISTRIBUTION TANK
- RAIN WATER PIPE
- SURFACE WATER GULLY
- FINDRAIN
- THRESHOLD DRAIN
- ACO DRAINAGE CHANNELS - ACO TECHNOLOGIES M1000 DRAINAGE CHANNEL WITH IN-BUILT FALLS, SUMP UNIT OUTFALL AND BS EN 124 GRADE C250 HOLLOW DUCTILE IRON GRATING. ALL OUTFALL PIPEWORK TO HAVE CONCRETE BED AND SURROUND.
- SUB-BASE LEVEL
- ROOT PROTECTION AREA
- PHASE 1
- ASHP

PLOT SCALE = 1:250



P1	DEC 25	WORK IN PROGRESS ISSUE.	RB	-
REV	DATE	DESCRIPTION	BY	CHK
STATUS				

WORK IN PROGRESS

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SITE
POUNDFIELDS
HITCHIN - PHASE 2

TITLE
Drainage Plan
Sheet 2 of 2

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SCALE AT	DRAWN	RB	DATE	DEC 2025
1:250	CHECKED	-	PASSED	-
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