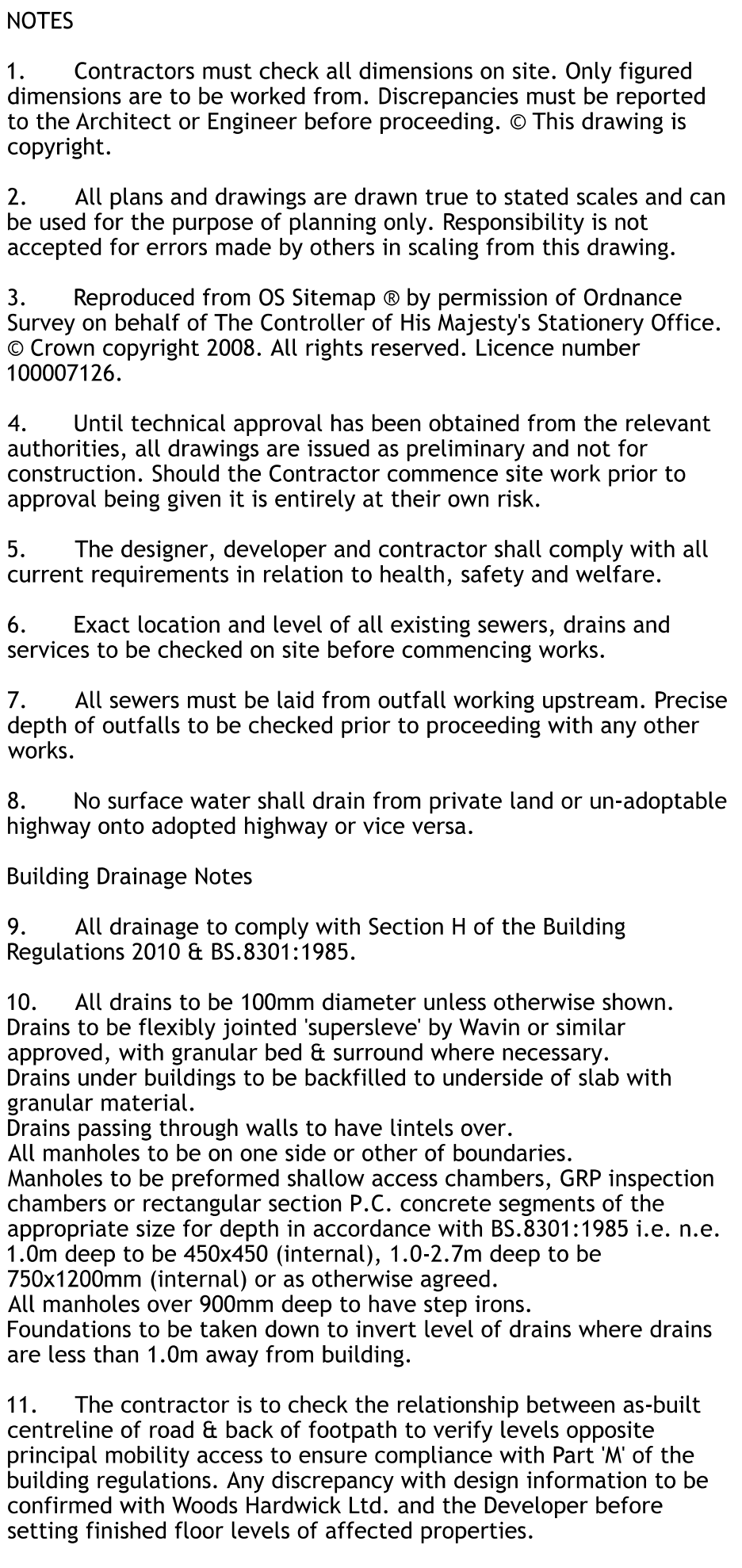




General notes:

1. All stubs and invert levels to be verified prior to connection of private surface & foul drainage.
2. Existing top survey is based on the original ground levels and makes no allowance for ground raising.
3. All materials subject to " & " approval.
4. 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.

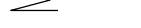
**Construction:**

1. 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.
2. Works are in or adjacent to live highways and construction traffic.
3. 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.

|                                                                                       |                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Existing Public Foul Water Sewer                                                                                                                                                              |
|  | Proposed private surface water inspection chamber (>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<br>XX.XXX                                                                                                                                                                                 |
|  | Finished floor level                                                                                                                                                                          |
|  | Finished external level                                                                                                                                                                       |
|  |                                                                                                                                                                                               |
|  | 1:20                                                                                                                                                                                          |
|  | Gradient                                                                                                                                                                                      |
|  |                                                                                                                                                                                               |
|  | 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. |
|  |                                                                                                                                                                                               |
|  | SPCC 150                                                                                                                                                                                      |
|  | Stepped DPC                                                                                                                                                                                   |
|  |                                                                                                                                                                                               |
|  | 250p                                                                                                                                                                                          |
|  | Steps (indicating number required)                                                                                                                                                            |
|  |                                                                                                                                                                                               |
|  | Banking                                                                                                                                                                                       |
|  | Retaining wall (indicating max. retained height)                                                                                                                                              |
|  | Retaining wall - King post (indicating max. retained height)                                                                                                                                  |
|  | Retaining wall - Patio (indicating max. retained height)                                                                                                                                      |
|  |                                                                                                                                                                                               |
|  | Gravel board (indicating max. retained height)                                                                                                                                                |
|  |                                                                                                                                                                                               |
|  | Post and rail fencing                                                                                                                                                                         |
|  | Major contour (500mm)                                                                                                                                                                         |
|  | Minor contour (100mm)                                                                                                                                                                         |

|     |                                                   |     |     |          |
|-----|---------------------------------------------------|-----|-----|----------|
| J   | Updated to latest layout                          | SHO | SO  | 23.09.24 |
| I   | Access updated following S278 comments            | SHO | SO  | 13.05.24 |
| G   | Retaining walls updated as per clients request    | SHO | SO  | 06.04.24 |
| H   | Journal levels updated following highway comments | SHO | SO  | 23.03.24 |
| I   | 1.2m Footpath added to access                     | SHO | SO  | 14.03.24 |
| E   | Drainage notes amended following TW comments      | SHO | SO  | 13.01.24 |
| D   | Drainage notes added following TW comments        | SHO | SO  | 19.02.24 |
| C   | Fault run 1.000 updated to 1500 at client request | CG  | SO  | 13.02.24 |
| B   | Drainage updated                                  | SHO | SO  | 07.02.24 |
| A   | Level adjustments to suit Client comments         | SHO | SO  | 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      J

TITLE OAKLEIGH MEADOWS  
WELWYN

## DETAILS PRIVATE LEVELS AND DRAINAGE SHEET 2



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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING