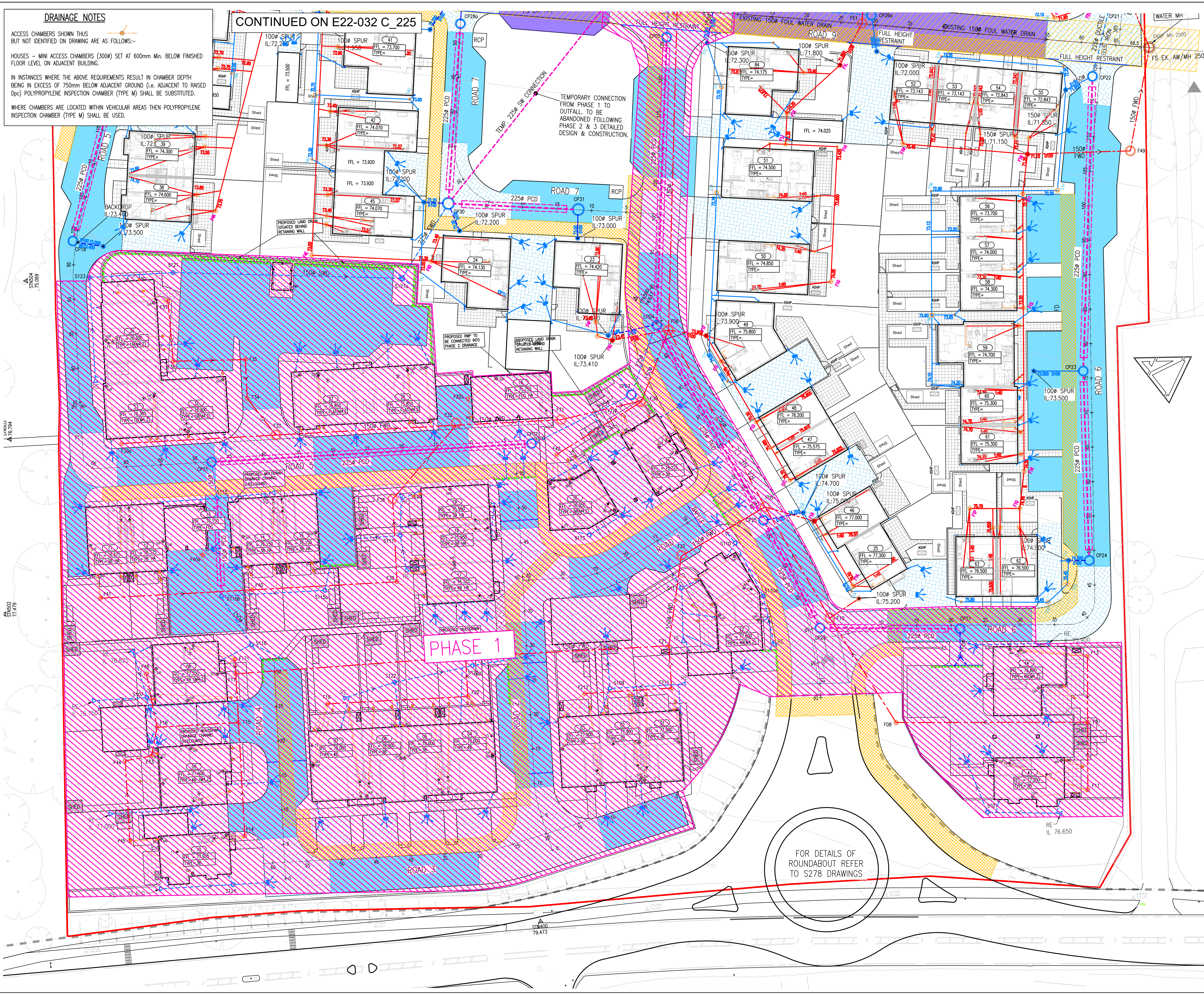




DRAINAGE NOTES

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

HOUSES - MINI ACCESS CHAMBERS (3000) 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.

CONTINUED ON E22-032 C_225

PHASE 1

FOR DETAILS OF ROUNDABOUT REFER TO S278 DRAWINGS

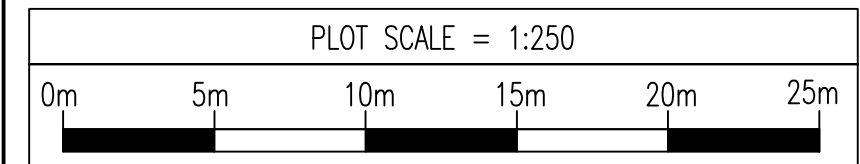
NOTES

E22-032

1. 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.
2. ALL CONCRETE AT OR BELOW GROUND LEVEL ON SITE SHALL BE ABLE TO WITHSTAND SULPHATE CONCENTRATIONS IN ACCORDANCE WITH BRE SPECIAL DIGEST 1.
3. 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. TRIAL HOLES ARE TO BE DUG IF NECESSARY.
4. INVERT LEVELS GIVEN AT MANHOLES ON DRAWING ARE THAT OF THE LARGEST DIAMETER PIPE UNLESS OTHERWISE STATED.
5. 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.
6. ALL PIPEWORK SHALL JOIN AT SOFFIT TO SOFFIT UNLESS OTHERWISE STATED.
7. ALL PIPEWORK SHALL BE 100mm UNLESS OTHERWISE STATED.
8. ALL GULLIES SHALL BE TRAPPED AND RODDABLE.
9. MANHOLE COVERS SHALL BE INSTALLED PARALLEL TO KERB LINES.
10. 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 DEVELOPMENT BOUNDARY
- PERMEABLE BLOCK PAVING
- POROUS ASPHALT
- NON-TANKED POROUS ASPHALT SELF DRAINING ONLY
- EXISTING ANGLIAN WATER FOUW SEWER EASEMENT
- PROPOSED PRIVATE FOUL WATER DRAIN AND 1200mm MANHOLE
- PROPOSED PRIVATE FOUL WATER DRAIN AND 450mm 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 AND 1200mm / 1500mm MANHOLE
- PROPOSED PRIVATE SURFACE WATER DRAIN AND 450mm MANHOLE
- PROPOSED PRIVATE SURFACE WATER DISTRIBUTION TANK
- RAIN WATER PIPE
- SURFACE WATER GULLY
- FINDRAIN
- THRESHOLD DRAIN
- ACD DRAINAGE CHANNELS - ACD TECHNOLOGIES M1000 DRAINAGE CHANNEL WITH IN-BUILT FALLS, SUMP UNIT OUTFALL AND 85 IN 124 GRACE C250 HELICORD DUCTILE IRON GRATING. ALL OUTFALL PIPEWORK TO HAVE CONCRETE BED AND SUBGRADE.
- SUB-BASE LEVEL
- ROOT PROTECTION AREA
- PHASE 1
- ASHP



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

WORK IN PROGRESS

This drawing is the property and copyright of the Consulting Engineer and shall not be without written consent be communicated to a third party.



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**POUNDFIELDS
HITCHIN - PHASE 2**

**Drainage Plan
Sheet 1 of 2**

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SCALE AT	DRAWN	RB	DATE	DEC 2025
1:250	CHECKED	-	PASSED	-
DRAWING NO.	E22-032 C_224	REV.	P1	