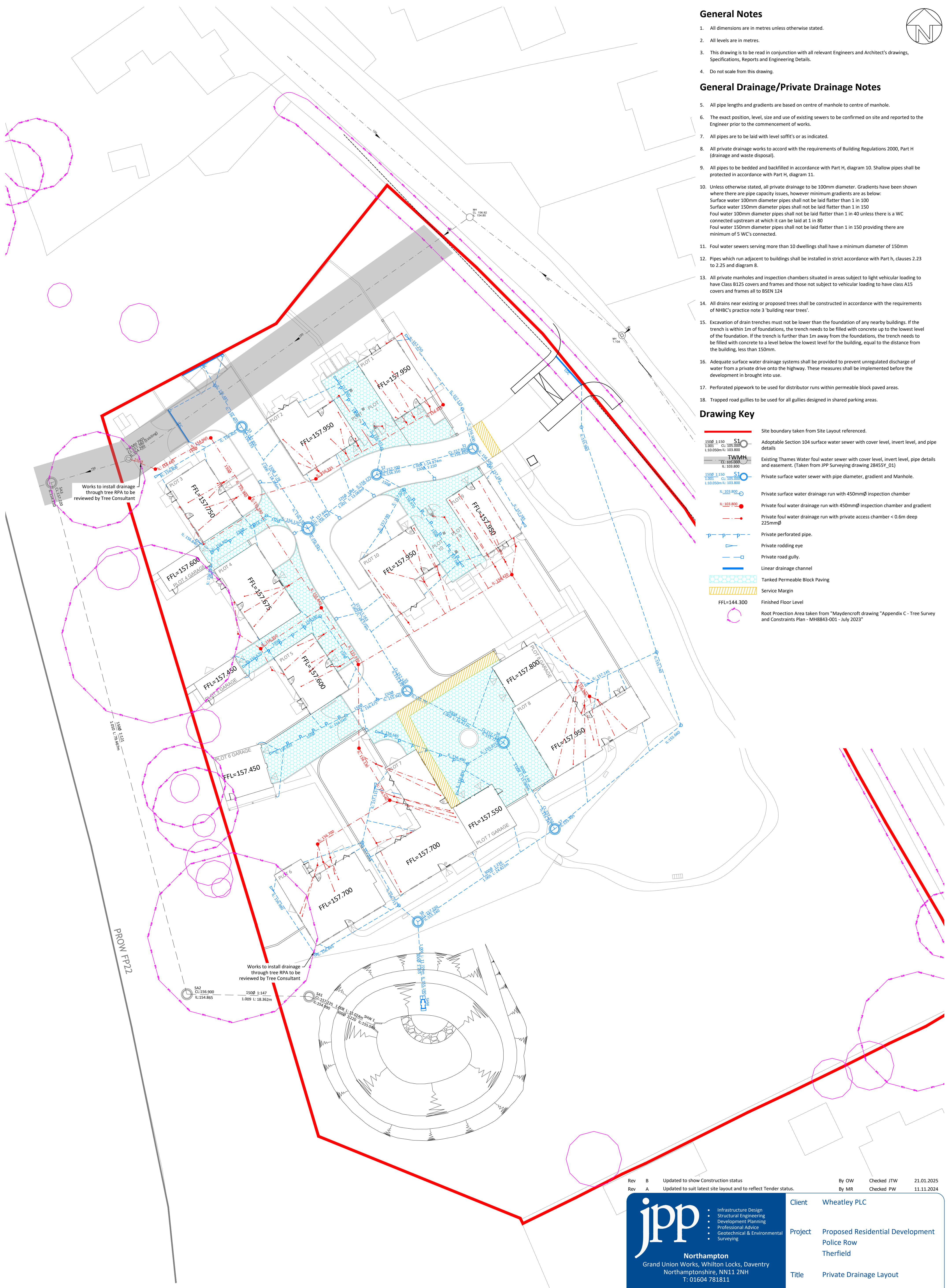




General Notes

- 1. All dimensions are in metres unless otherwise stated.
- 2. All levels are in metres.
- 3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
- 4. Do not scale from this drawing.



General Drainage/Private Drainage Notes

- 5. All pipe lengths and gradients are based on centre of manhole to centre of manhole.
- 6. The exact position, level, size and use of existing sewers to be confirmed on site and reported to the Engineer prior to the commencement of works.
- 7. All pipes are to be laid with level soffit's or as indicated.
- 8. All private drainage works to accord with the requirements of Building Regulations 2000, Part H (drainage and waste disposal).
- 9. All pipes to be bedded and backfilled in accordance with Part H, diagram 10. Shallow pipes shall be protected in accordance with Part H, diagram 11.
- 10. Unless otherwise stated, all private drainage to be 100mm diameter. Gradients have been shown where there are pipe capacity issues, however minimum gradients are as below:
Surface water 100mm diameter pipes shall not be laid flatter than 1 in 100
Surface water 150mm diameter pipes shall not be laid flatter than 1 in 150
Foul water 100mm diameter pipes shall not be laid flatter than 1 in 40 unless there is a WC connected upstream at which it can be laid at 1 in 80
Foul water 150mm diameter pipes shall not be laid flatter than 1 in 150 providing there are minimum of 5 WC's connected.
- 11. Foul water sewers serving more than 10 dwellings shall have a minimum diameter of 150mm
- 12. Pipes which run adjacent to buildings shall be installed in strict accordance with Part h, clauses 2.23 to 2.25 and diagram 8.
- 13. All private manholes and inspection chambers situated in areas subject to light vehicular loading to have Class B125 covers and frames and those not subject to vehicular loading to have class A15 covers and frames all to BSEN 124
- 14. All drains near existing or proposed trees shall be constructed in accordance with the requirements of NHBC's practice note 3 'building near trees'.
- 15. Excavation of drain trenches must not be lower than the foundation of any nearby buildings. If the trench is within 1m of foundations, the trench needs to be filled with concrete up to the lowest level of the foundation. If the trench is further than 1m away from the foundations, the trench needs to be filled with concrete to a level below the lowest level for the building, equal to the distance from the building, less than 150mm.
- 16. Adequate surface water drainage systems shall be provided to prevent unregulated discharge of water from a private drive onto the highway. These measures shall be implemented before the development in brought into use.
- 17. Perforated pipework to be used for distributor runs within permeable block paved areas.
- 18. Trapped road gullies to be used for all gullies designed in shared parking areas.

Drawing Key

- Site boundary taken from Site Layout referenced.
- Adoptable Section 104 surface water sewer with cover level, invert level, and pipe details
- Existing Thames Water foul water sewer with cover level, invert level, pipe details and easement. (Taken from JPP Surveying drawing 28455Y_01)
- Private surface water sewer with pipe diameter, gradient and Manhole.
- Private surface water drainage run with 450mmØ inspection chamber
- Private foul water drainage run with 450mmØ inspection chamber and gradient
- Private foul water drainage run with private access chamber < 0.6m deep 225mmØ
- Private perforated pipe.
- Private rodding eye
- Private road gully.
- Linear drainage channel
- Tanked Permeable Block Paving
- Service Margin
- Finished Floor Level
- Root Protection Area taken from "Maydencroft drawing "Appendix C - Tree Survey and Constraints Plan - MH8843-001 - July 2023"

Rev

B

Updated to show Construction status

Rev

A

Updated to suit latest site layout and to reflect Tender status.

By OW

Checked JTW

21.01.2025

By MR

Checked PW

11.11.2024

jpp

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- Infrastructure Design
- Structural Engineering
- Development Planning
- Professional Advice
- Geotechnical & Environmental
- Surveying

Client

Wheatley PLC

Project

Proposed Residential Development
Police Row
Therfield

Title

Private Drainage Layout

Scale at A1

1:250

Drawn by

MR

Checked by

PW

Date

September 2024

Status

CONSTRUCTION

Project ref

28613

Drawing no.

108

Revision

B

Any construction undertaken prior to sign off by warranty provider is carried out at contractors risk

JPP QA Document T07 R1