

Ward Bdy

Play Park

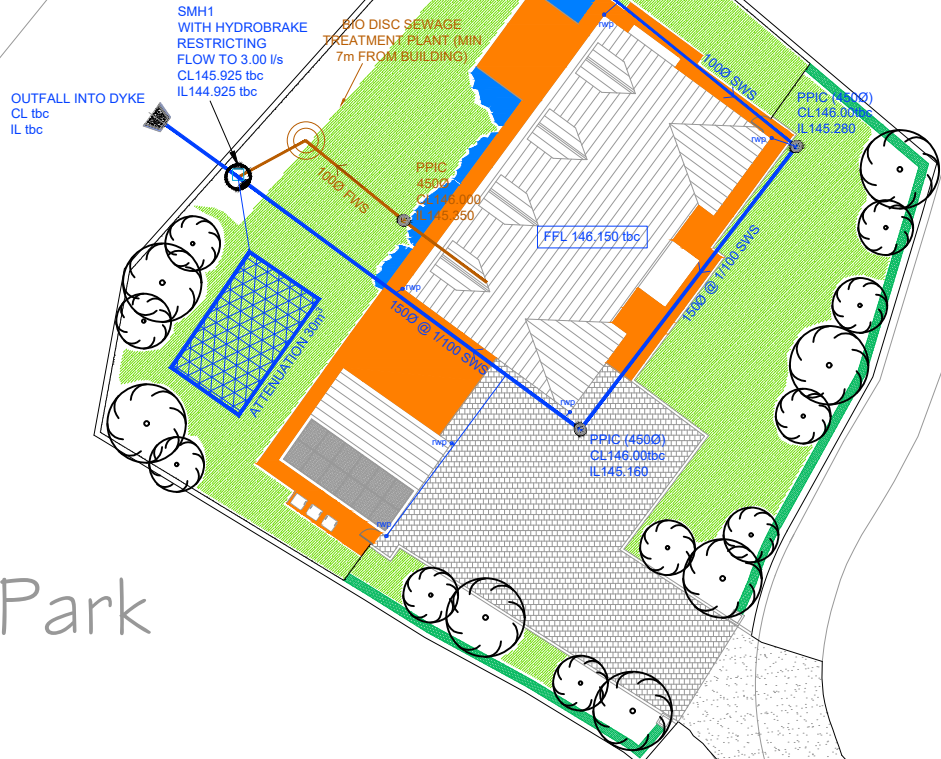
HIGHER ROAD

CHAIGLEY ROAD

URT

85

84



DRAINAGE NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON THE DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE.
- ALL DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY (CESWI) AS INCLUDED IN SEWERS FOR ADOPTION 7TH EDITION, THE REQUIREMENTS OF APPROVED DOCUMENT H (2015 EDITION), BUILDING REGULATIONS 2000 AND THE DETAILS PROVIDED ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR MUST SURVEY THE RETAINED DRAINAGE AND REPORT THE LINE, LEVEL AND CONDITION OF THE EXISTING DRAINAGE TO THE ENGINEER. WE WOULD RECOMMEND THAT THE EXISTING DRAINAGE TO BE SURVEYED IS CLEANSED BEFORE UNDERTAKING THESE WORKS.
- ANY REDUNDANT MANHOLES ARE TO BE BROKEN OUT AND BACKFILLED WITH A APPROVED COMPACTED GRANULAR MATERIAL. REDUNDANT PIPES ARE TO BE FILLED WITH A 10:1 PFA CEMENT MIX OR BROKEN OUT AND BACKFILLED WITH A APPROVED COMPACTED GRANULAR MATERIAL.
- PIPES LAID WITHIN VEHICLE TRAFFICKED AREAS WITH LESS THAN 900mm OF COVER SHALL BE SURROUNDED IN CLASS Z BEDDING. PIPES LESS THAN 300mm BELOW THE UNDERSIDE OF A GROUND FLOOR SLAB SHALL BE SURROUNDED IN CLASS Z BEDDING. WHERE CLASS Z BEDDING IS USED AS A SURROUND A COMPRESSIBLE MATERIAL MUST BE PLACED AT EVERY PIPE JOINT. ALL OTHER PIPES ARE TO BE LAID IN A CLASS S BEDDING.
- ALL DRAINAGE MUST BE PROTECTED DURING CONSTRUCTION WHERE INTERMEDIATE COVER IS LESS THAN 900mm.
- WHERE FOUL AND SURFACE DRAINS/SEWERS CROSS WITHIN 100mm OF EACH OTHER CONCRETE PROTECTION (CLASS Z BEDDING) MANY BE REQUIRED TO PREVENT ANY POTENTIAL CONTAMINATION.
- ALL COVER LEVELS ARE APPROXIMATE ONLY. ALL MANHOLE COVERS TO BE SET AT THE PROPOSED FINISHED PAVEMENT OR FLOOR LEVEL. REFER TO THE ARCHITECTS PROPOSED LEVELS DRAWING FOR LEVEL CONFIRMATION.
- FOR TYPICAL MANHOLE CONSTRUCTION DETAILS, PIPE BEDDING/TRENCH DETAILS AND OTHER ASSOCIATED DRAINAGE DETAILS. REFER TO FF TYPICAL DETAILS DRAWING.
- ALL FOUL AND SURFACE WATER CONNECTIONS TO BE 100mm DIAMETER UNLESS STATED. ALL EXTERNAL GULLY CONNECTIONS AND CHANNEL DRAIN SUMP/GULLY CONNECTIONS TO BE 150mm DIAMETER UNLESS STATED. ALL GULLY AND CHANNEL DRAIN OUTLETS TO BE TRAPPED AND RODDABLE. ALL INTERNAL GULLIES AND CHANNEL DRAINS TO BE SPECIFIED BY OTHERS.
- ALL FOUL STACKS AND RWP'S TO HAVE LOW LEVEL RODDING ACCESS PLATES UNLESS AN ALTERNATIVE MEANS OF ACCESS IS AGREED. ACCESS POINT SIZE TO BE IN ACCORDANCE WITH DOCUMENT H AND SITED ABOVE ANY CONNECTED GROUND FLOOR APPLIANCE SPILL LEVEL.
- ALL CONNECTIONS PASSING THROUGH FOUNDATION BASES AND/OR EDGE BEAMS TO BE WITHIN SEALED SLEEVES. ALTERNATIVELY CONNECTIONS MAY BE CAST-IN WITH FLEXIBLE JOINTS NOT GREATER THAN 150mm FROM FACE OF THE CONCRETE.
- ALL MANHOLE COVERS LOCATED WITHIN THE ROAD AND CAR PARKING AREAS TO BE D400 CLASS. COVERS WITHIN HARD AND SOFT LANDSCAPED AREAS WITH PEDESTRIAN TRAFFIC ONLY TO BE B125 CLASS. COVERS LOCATED WITHIN BLOCKSLAB PAVING AREAS TO BE RECESSED TO SUIT THE PROPOSED PAVING AND OF THE APPROPRIATE GRADE. ALL INTERNAL COVERS TO BE RECESSED WITH DOUBLE SEALED BOLT DOWN COVERS SUCH AS HOWE GREEN 5000 SERIES OR SIMILAR APPROVED.
- ALL MANHOLES CONNECTIONS TO BE FORMED AT SOFFIT TO SOFFIT UNLESS OTHERWISE STATED. ALL BRANCH CONNECTIONS TO BE MADE WITH SWEEP BENDS IN THE DIRECTION OF FLOW IN THE MAIN SEWER.
- ALL RWP AND SVP POSITIONS ASSUMED, TO BE CONFIRMED.

LEGEND

- SITE BOUNDARY
- SURFACE WATER MANHOLE
- SURFACE WATER PIPE
- POLYPROPYLENE INSPECTION CHAMBER - SW
- POLYPROPYLENE INSPECTION CHAMBER - FW
- FOUL WATER MANHOLE
- FOUL WATER PIPE
- COMBINED WATER MANHOLE
- COMBINED WATER PIPE
- EX SURFACE WATER MANHOLE
- EX SURFACE WATER PIPE
- EX FOUL WATER MANHOLE
- EX FOUL WATER PIPE
- PROPOSED GEO-CELLULAR STORAGE (PRIVATE)

RESIDUAL RISKS

REV	DESCRIPTION	DATE	APPROVED BY	DATE
B	REVISED DISCHARGE LOCATION	AJ	JJ	18/03/25
A	REVISED ARCHITECTS LAYOUT AND DRAINAGE	AJ	JJ	07/04/25
REV	DESCRIPTION	DRAWN	APPROVED	DATE

STATUS			
PLANNING			
FLOOD FLOW LTD			
CONSULTING CIVIL AND STRUCTURAL ENGINEERS TEL: 07940523819 WEBSITE: www.floodflow.co.uk EMAIL: mail@floodflow.co.uk			
Client			
MR CLIFFORD IDDON			
Project			
PROPOSED DEVELOPMENT AT THE STABLES, CHAIGLEY ROAD LONGRIDGE, PR3 3TQ			
Title			
INDICATIVE DRAINAGE LAYOUT			
Drawn	AJ	Checked	JJ
Date	05/03/25	Date	05/03/25
Scale	1:250		A1
Drawing number		25218-001	B