



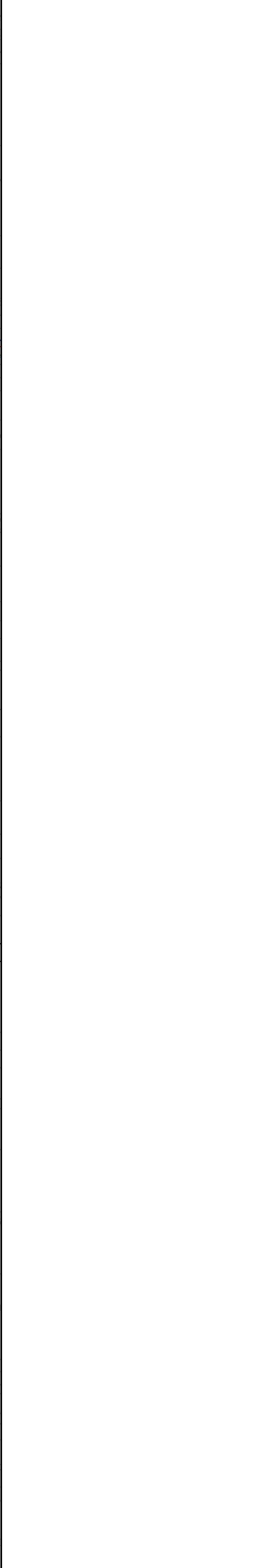
- © ABLEY LETCHFORD PARTNERSHIP LTD.
This drawing should not be reproduced without consent.
- DRAINAGE NOTES:**
1. Do not scale.
 2. This drawing is to be read in conjunction with and checked against all other drawings, Engineering details, Specification and any structural, Geotechnical or other specialist document provided.
 3. Site layout shown for context only, refer to other project drawings for details.
 4. All adoptable drainage works to be constructed as detailed in design and construction guidance or as stipulated in the water authorities' addendum.
 5. All public sewers are to be the subject of a section 104 agreement of the water industry act 1992.
 6. Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
 7. The contractor is responsible for maintaining continuity of flow for all existing sewers within the site boundary and limit of works for the duration of the project.
 8. All drainage networks to comply with BS EN 124, and be stamped with the itemmark. covers to suit loading as below:
- carriageways and roads - >600
- driveways and verges - >250
- footways and pedestrian areas - >125
- gardens/landscaping - >15
 9. All sewer pipes, up to and including 225mm are to be verified clay to BS EN 252. All sewer pipes 300mm diameter and above to be concrete pipes to BS EN 1292. Where agreed with adopting authority pipes up to and including 600mm diameter can be PVC-U to BS EN 1228.
 10. All drainage shall be installed and tested strictly in accordance with the manufacturer's printed instructions, to BS EN 1228, to BS EN 1292, local water authority requirements and the building regulations.
 11. All bedding shall be class 5 unless noted otherwise.
 12. All trenches under existing and proposed public highways are to be backfilled with thorough connected type 2 granular sub-base material.
 13. Drainage laid beneath roads and areas of vehicular access (for parking etc) with less than 120mm of cover shall be encased in concrete bed and surround with associated movement joints, drainage laid beneath paths, footways and pedestrian areas with less than 90mm of cover shall be similarly treated.
 14. Chambers with culvert pipes greater than 600mm diameter shall be fitted with guard bars, safety chairs or other approved safety devices.
 15. The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
 16. All sewers to be abandoned must be surveyed to identify any lateral connections that are still live with any found to be reported to the engineer.
 17. All foul and storm water drains which are not to be adopted as public sewers shall be in accordance with document h of the building regulations, together with mla standards chapter 5.3 and h43031.
 18. Where pipes pass through footings, retaining or screen walls, inlets to be provided over drains.
 19. Where inverts are less than 0.6m deep inspection chambers (min dia. 150mm) or access fittings (225 x 150mm) to be used, elsewhere proprietary plastic, brick or pcc. is to be used and sized in accordance with table 11 of document h of the building regulations (>0.6m to invert min dia300, >0.6m to invert min dia475).
 20. Where required 1m deep root barrier of an approved type to be installed vertically along the back edging kerb of all areas of footway/drainage to protect from both proposed and future plantations.
 21. Construction details subject to refinement through detailed design/technical approval process.

ALL PIPE BEDDING TO BE CLASS 5 GRANULAR SURROUND UNLESS NOTED OTHERWISE ON THE DRAWING

Manhole cover levels are derived from a 3D digital terrain model. First cover levels to suit finished surfaces inside.

Manhole covers to be located wholly within one surface i.e. grass or hard standing/road. Manhole covers are to be fully accessible to users.

- GENERAL KEY:**
- Tree root protection area
 - Proposed embankment - no steeper than 1:3 slopes
- DRAINAGE KEY:**
- Proposed headwall
 - Bagwork headwall
 - 3000mm Culvert Pipe
 - Surface water pipe
 - Surface water chamber
 - Flow control chamber
 - Surface water backdrop
 - ACO Multidrain M1000 Channel Drain or similar approved
 - Gully and connection
 - Rain garden tree pit and outfall
 - Foul water pipe
 - Foul water chamber



D	10.25	LAYOUT UPDATED	JJS	RF
D	09.25	LAYOUT UPDATED	CLL	RF
B	07.25	LAYOUT UPDATED, DRAINAGE AND REFERENCES REVISED	JJS	RF
A	03.25	FIRST ISSUE	JJS	RF
Rev	Draw	Description	Drawn	Checked



Client
KIER PROPERTY DEVELOPMENTS LIMITED

Project
SOUTH WOKINGHAM SDL PHASE 28 R11 RESERVED MATTERS APPLICATION

File
DRAINAGE LAYOUT SHEET 1

Scale	1:500 @ A0	Date	MARCH 2025	Drawn	JJS	Checked	RF
Drawing No	A389-R11-RM-501	Project					D