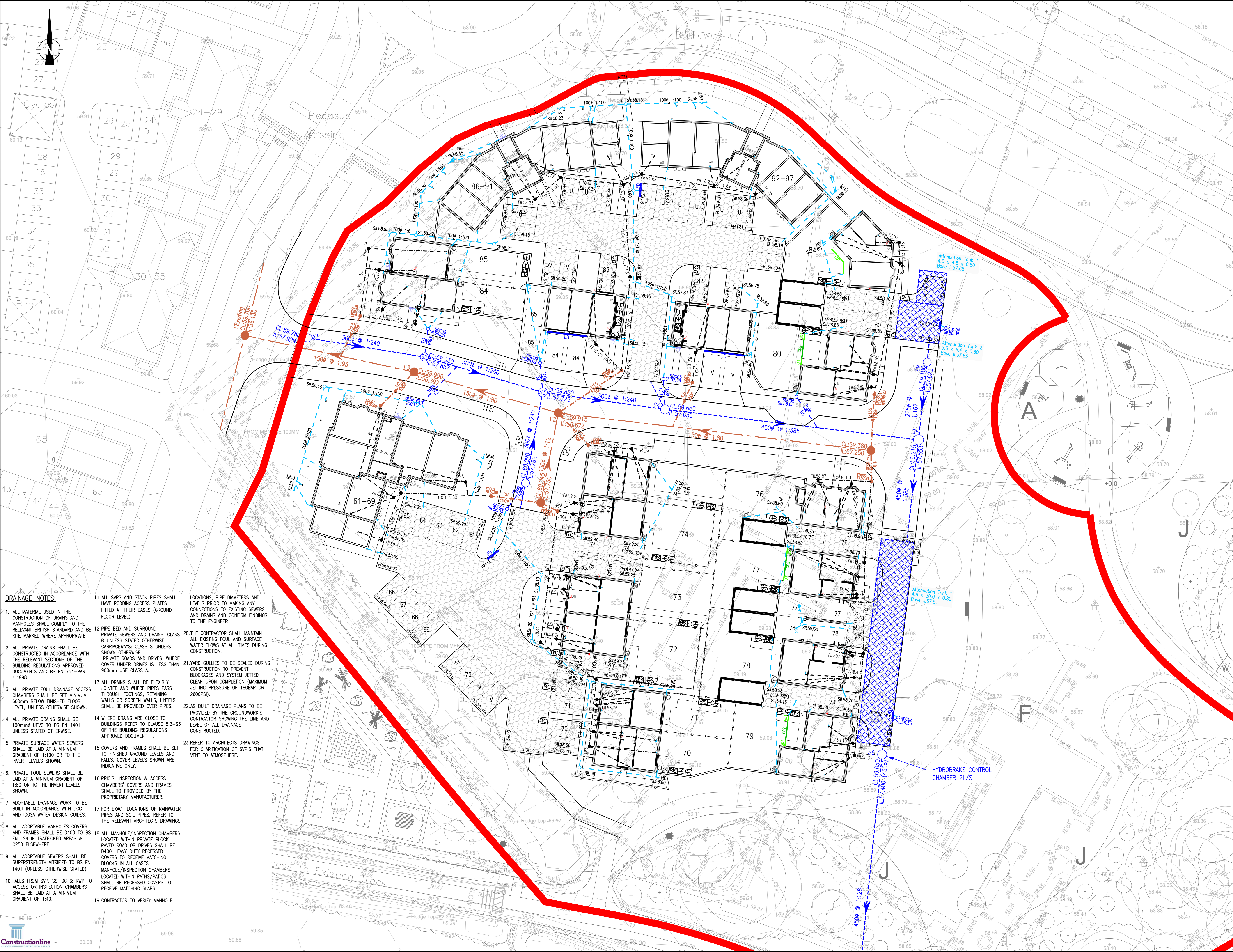




- DRAINAGE NOTES:**
1. ALL MATERIAL USED IN THE CONSTRUCTION OF DRAINS AND MANHOLES SHALL COMPLY TO THE RELEVANT BRITISH STANDARD AND BE KITE MARKED WHERE APPROPRIATE.
 2. ALL PRIVATE DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE BUILDING REGULATIONS APPROVED DOCUMENTS AND BS EN 754-PART 4:1998.
 3. ALL PRIVATE FOUL DRAINAGE ACCESS CHAMBERS SHALL BE SET MINIMUM 600mm BELOW FINISHED FLOOR LEVEL, UNLESS OTHERWISE SHOWN.
 4. ALL PRIVATE DRAINS SHALL BE 100mm Ø UPVC TO BS EN 1401 UNLESS STATED OTHERWISE.
 5. PRIVATE SURFACE WATER SEWERS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:100 OR TO THE INVERT LEVELS SHOWN.
 6. PRIVATE FOUL SEWERS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:80 OR TO THE INVERT LEVELS SHOWN.
 7. ADOPTABLE DRAINAGE WORK TO BE BUILT IN ACCORDANCE WITH DCG AND ICOSA WATER DESIGN GUIDES.
 8. ALL ADOPTABLE MANHOLES COVERS AND FRAMES SHALL BE D400 TO BS EN 124 IN TRAFFICKED AREAS & C250 ELSEWHERE.
 9. ALL ADOPTABLE SEWERS SHALL BE SUPERSTRENGTH VITRIFIED TO BS EN 1401 (UNLESS OTHERWISE STATED).
 10. FALLS FROM SVP, SS, DC & RWP TO ACCESS OR INSPECTION CHAMBERS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:40.
 11. ALL SVPS AND STACK PIPES SHALL HAVE RODDING ACCESS PLATES FITTED AT THEIR BASES (GROUND FLOOR LEVEL).
 12. PIPE BED AND SURROUND: PRIVATE SEWERS AND DRAINS: CLASS B UNLESS STATED OTHERWISE. CARRIAGEWAYS: CLASS S UNLESS SHOWN OTHERWISE. PRIVATE ROADS AND DRIVES: WHERE COVER UNDER DRIVES IS LESS THAN 900mm USE CLASS A.
 13. ALL DRAINS SHALL BE FLEXIBLY JOINTED AND WHERE PIPES PASS THROUGH FOOTINGS, RETAINING WALLS OR SCREEN WALLS, UNTELS SHALL BE PROVIDED OVER PIPES.
 14. WHERE DRAINS ARE CLOSE TO BUILDINGS REFER TO CLAUSE 5.3-S3 OF THE BUILDING REGULATIONS APPROVED DOCUMENT H.
 15. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS. COVER LEVELS SHOWN ARE INDICATIVE ONLY.
 16. PPIC'S, INSPECTION & ACCESS CHAMBERS' COVERS AND FRAMES SHALL TO PROVIDED BY THE PROPRIETARY MANUFACTURER.
 17. FOR EXACT LOCATIONS OF RAINWATER PIPES AND SOIL PIPES, REFER TO THE RELEVANT ARCHITECTS DRAWINGS.
 18. ALL MANHOLE/INSPECTION CHAMBERS LOCATED WITHIN PRIVATE BLOCK PAVED ROAD OR DRIVES SHALL BE D400 HEAVY DUTY RECESSED COVERS TO RECEIVE MATCHING BLOCKS IN ALL CASES. MANHOLE/INSPECTION CHAMBERS LOCATED WITHIN PATHS/PATIOS SHALL BE RECESSED COVERS TO RECEIVE MATCHING SLABS.
 19. CONTRACTOR TO VERIFY MANHOLE LOCATIONS, PIPE DIAMETERS AND LEVELS PRIOR TO MAKING ANY CONNECTIONS TO EXISTING SEWERS AND DRAINS AND CONFIRM FINDINGS TO THE ENGINEER.
 20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FOUL AND SURFACE WATER FLOWS AT ALL TIMES DURING CONSTRUCTION.
 21. YARD GULLIES TO BE SEALED DURING CONSTRUCTION TO PREVENT BLOCKAGES AND SYSTEM JETTED CLEAN UPON COMPLETION (MAXIMUM JETTING PRESSURE OF 180BAR OR 2600PSI).
 22. AS BUILT DRAINAGE PLANS TO BE PROVIDED BY THE GROUNDWORKS' CONTRACTOR SHOWING THE LINE AND LEVEL OF ALL DRAINAGE CONSTRUCTED.
 23. REFER TO ARCHITECTS DRAWINGS FOR CLARIFICATION OF SVPS THAT VENT TO ATMOSPHERE.

- NOTES:**
1. DO NOT SCALE FROM THIS DRAWING.
 2. ALL DIMENSIONS ARE IN METRES, UNLESS STATED OTHERWISE.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS. PRIOR TO COMMENCING ANY WORKS OR SETTING OUT FOR THE WORKS, THE CONTRACTOR SHALL ESTABLISH CONTROL STATIONS BASED ON THE TOPOGRAPHICAL SURVEY SUPPLIED AND CONFIRM ORIENTATION OF THE SITE GRID.
 4. ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
 5. ANY DISCREPANCIES WITH THE ORIGINAL SITE SURVEY MUST BE IMMEDIATELY REPORTED TO THE EMPLOYER.
 6. ALL WORKS WITHIN THE ADOPTED HIGHWAY TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST SPECIFICATION FOR HIGHWAY WORKS AND TO THE REQUIREMENTS OF THE LOCAL AUTHORITY.

- KEY:**
- SW ADOPTABLE MANHOLE
 - SW ADOPTABLE PIPE
 - SW DEMARCATION CHAMBER
 - FW ADOPTABLE MANHOLE
 - FW ADOPTABLE PIPE
 - FW DEMARCATION CHAMBER
 - PROPOSED ROAD GULLY WITH GULLY LADDER
 - ROAD GULLY CONNECTION PIPE
 - ATTENUATION TANK
 - TANKED PERMEABLE PAVING
 - SITE BOUNDARY
 - THRESHOLD DRAIN
 - DISHED CHANNEL
 - PRIVATE YARD GULLY
 - GARDEN DRAIN WITH GRAVEL FINISH
 - GARDEN DRAIN WITH TOPSOIL FINISH
 - LINEAR DRAIN (ADJACENT FRONT OF GARAGES)
 - FIN DRAIN (POROUS PAVING OUTFALL)
 - PRIVATE FW PIPE
 - PRIVATE FW INSPECTION CHAMBER
 - PRIVATE SW PIPE
 - PRIVATE SW INSPECTION CHAMBER
 - PRIVATE SW RODDING EYE

T01	ISSUED FOR TENDER	TV	TA	16.01.28
Rev	Description	Dwn	Chk	Date
REVISIONS				
Preliminary Issue		Submitted for S104		
Planning Issue		Issued for Tender		✓
Submitted for S38		Issued for Construction		
Submitted for S278		As Built		
DRAWING STATUS				

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DAVID WILSON HOMES
WHERE QUALITY LIVES

BARRATT HOMES

FINCHWOOD PARK
PARCEL 8

PROPOSED DRAINAGE

DATE	DRAWN	CHECKED	SCALE	
DEC 2025	TV	TA	1:250	TA1
DRAWING NO.	HB686-SMA-XX-XX-DR-CE-300205	T01	6860	
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