

KEY PLAN
SCALE 1:10,000

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- DRAINAGE NOTES:
1. Do not scale.
 2. Refer to all other Project Drawings and supporting notes.
 3. All adoptable drainage works to be constructed as detailed in Design and Construction Guidance or as stipulated in the Water Authorities Addendum.
 4. All public sewers are to be the subject of a Section 104 agreement of the Water Industry Act 1991.
 5. Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
 6. 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.
 7. All drainage ironworks to comply with BS EN124, and be stamped with BSI Kitemark. Covers to suit loading as below:
 - Carriageways and Roads - D400
 - Driveways and Verges - C250
 - Footways and Pedestrian Areas - B125
 - Gardens/Landscaping - A15
 8. All sewer pipes up to and including 600mm diameter to be PVC-U to BS EN1401. All sewer pipes greater than 600mm diameter to be concrete pipes to BS EN1916.
 9. All drainage shall be installed and tested strictly in accordance with the Manufacturers' printed instructions, BS EN 752, BS EN 1601, Local Water Authority requirements and the Building Regulations.
 10. All bedding shall be Class 5, unless noted otherwise.
 11. All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted Type 1 granular sub-base material.
 12. Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 1200mm 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 900mm of cover shall be similarly treated.
 13. The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
 14. All gully connections to use a minimum diameter pipe of 150mm and to be surrounded by a minimum of 150mm of grade C8/C10 concrete over its full length (which should not exceed 15m) and its connection to the carrier system.
 15. 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.
 16. All laterals to be 150mm laid at 1:100 (surface) or 1:80 (foul) unless otherwise stated.
 17. All private drains to be 100mm diameter unless otherwise stated.
 18. 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 NHBC Standards Chapter 5.3 and BS8301.
 19. Where pipes pass through footings, retaining or screen walls, lintels to be provided over drains.
 20. Where inverts are less than 0.6m deep inspection chambers (min dia. 190mm) or access fittings (225 x 100mm) to be used, elsewhere proprietary plastic, brick or pcc to be used and sized in accordance with Table 11 of Document H of the Building Regulations (<0.6m to invert min DN300, >0.6m to invert min DN475).
 21. All gullies connected direct to drains to be roddable.
 22. Adequate precautions in accordance with Approved Document H and manufacturers' recommendations to be taken to protect drains (particularly plastic) at shallow depths.
 23. Trees and shrubs of a large size or heavy canopy with a moderate or high water demand must not be planted within any sewer easement.
 24. Where required 1m deep root barrier of an approved type to be installed vertically along the back edging kerb of all areas of footway/demarcation to protect from both proposed and future plantation.
 25. First foul water ICs to be 750mm below FFL, unless noted otherwise.
 26. Surface water ICs to be laid 600mm below external level, unless noted otherwise.
 27. Rodding eyes to be laid 450mm below external level, unless noted otherwise.

- DRAINAGE KEY
- Proposed adoptable sewer & MH
 - Highway gully and 150mmØ connection
 - Headwall
 - Proposed Structural Slab/Garage level
 - Proposed External Level
 - Direction of exceedance flows

D	01.26	Updated to suit latest layout. Exceedance flow arrows updated to suit latest road & level design	DZ	DS
C	07.25	Updated to suit latest layout. Exceedance flow arrows altered to suit contours.	LC	DS
B	07.25	Updated to suit latest layout with alterations to road & level design	LC	DS
A	05.25	First Issue	CB	DS
Rev	Date	Description	Drawn	Checked



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Client

BLOOR HOMES

Project
HYDE END ROAD,
SHINFIELD

Title
FULL APPLICATION
EXCEEDANCE FLOWS
LAYOUT SHEET 1

Status

Scale	Date	Drawn	Checked
1:500 @ A1	MAY 2025	CB	DS
Drawing No	Revision		
HD068-FA-053	D		