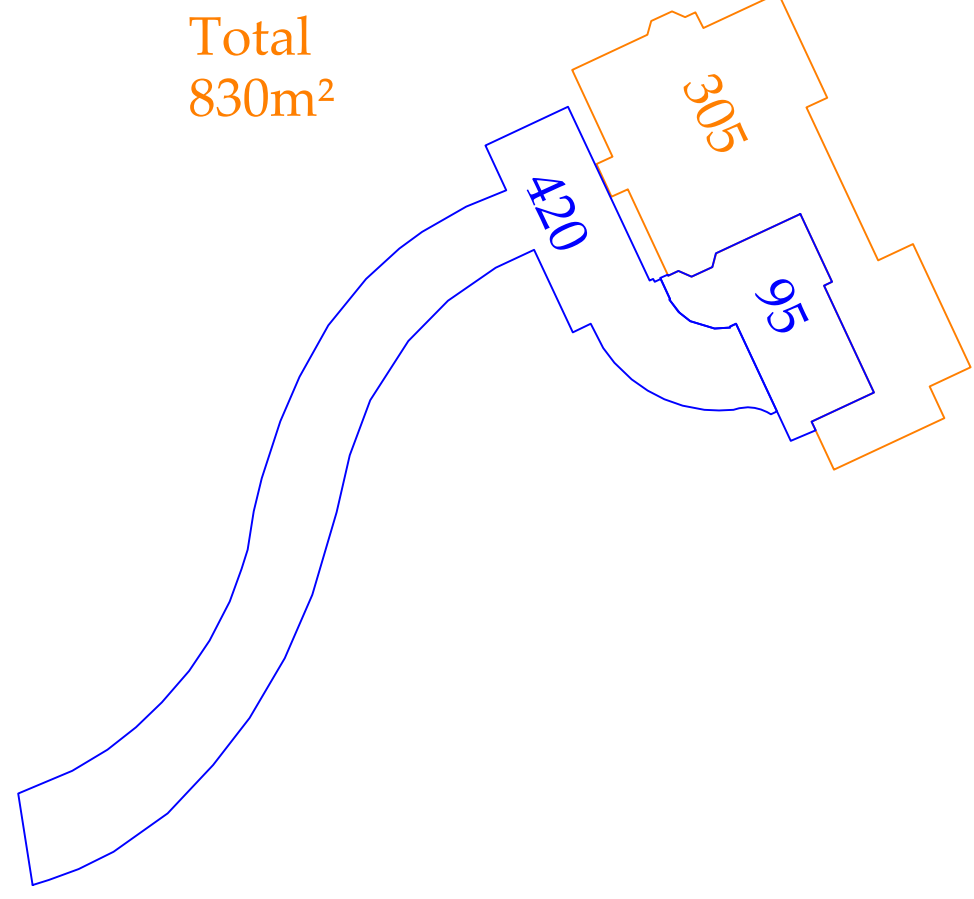
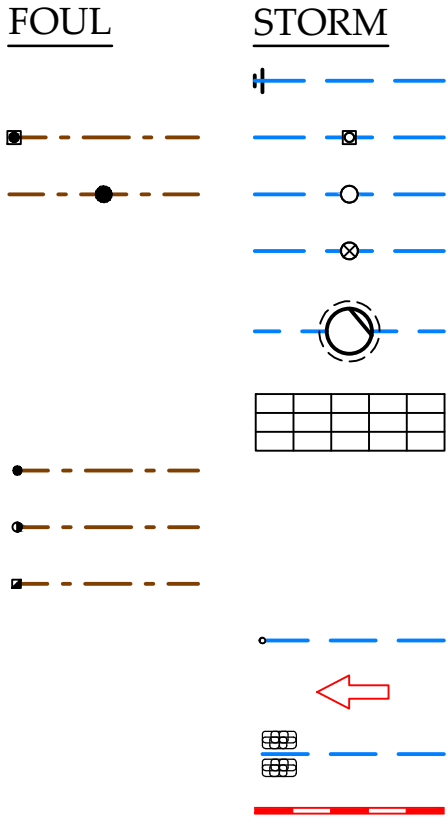




Impermeable Areas (1:500)

Private Drainage Key

- Rodding Eye
- Shallow Inspection Chamber
- 450Ø Inspection Chamber
- 450Ø IC with 300mm sump
- Hydrobrake Catchpit
- Aquacell Storage
- Soil and Vent Pipe
- Stub Stack
- Back Inlet Trapped Gully
- Rainwater Pipe
- Overland Floodflow
- Sandbag Headwall
- ACO channel MD100



Existing Drainage Key

- Existing Public Foul Water Sewer
- NOTE: Details of public sewers taken from local Water Authority Sewer Records. Following the introduction of the Flood Water Management Act and the subsequent vesting of existing sewers, all existing sewers serving more than 1 dwelling will be vested as local water authority sewers and therefore shown as vested sewers for the purposes of design and connections.

NOTE: # Existing Pond is shown indicatively based on the OS plan and has not been surveyed. Outfall invert levels are assumed and shall be confirmed prior to construction by the contractor to verify the design.

- Notes:
- 1.1 Do not scale from this drawing.
 - 1.2 All dimensions are in m unless otherwise specified.
 - 1.3 In case of any discrepancies in drawings or details refer to engineer for clarification. Unilateral decisions by the contractor will not be accepted.
 - 1.4 This drawing is to be read in conjunction with all related Architects, Consultants & Sub-Contractors drawings and specifications.
 - 1.5 The Contractor is to ensure that all design drawings and information are read concurrently and any discrepancies or omissions reported directly to Aventus Design.
 - 1.6 This drawing is based upon the survey by Chiltern Surveys Ltd, reference HARE2101 Rev A, dated 27th February 2021 provided in digital format.
 - 1.7 All Levels relate to TBM situated on Station 101.
 - 1.8 The grid is local and arbitrary.
 - 1.9 The Contractor must check the levels of all existing drainage outfalls prior to construction of any drainage, unless otherwise agreed, to ensure the proposed design may be achieved. Any discrepancies must be reported immediately to Aventus Design.
 - 1.10 Sulphates to be determined pending receipt of completed Site Investigation Report
 - 1.11 All external building dimensions are to be checked against the Architects drawings prior to any construction commencing.
 - 1.12 All adoptable highway works to be in accordance with the Local Authorities Specifications.
 - 1.13 All adoptable drainage works to be in accordance with the Water Authorities standard guidelines for connections etc.
 - 1.14 Formation to road/hardstanding to be proof rolled and any soft spots in subgrade of road/Hardstanding areas are to be excavated and replaced with well compacted sub-base or free draining granular material to Department of Transport Specification for Highway Works Part 2 Table 6/1 Class 1 (General Granular Fill) and compacted in accordance with Table 6/4.

CDM REGULATIONS 2015
Aventus Design have considered and where reasonably practicable avoided foreseeable risks in the preparation of the design shown on this and related drawings. Significant risks which remain and associated control measures are identified in the Risk Register and should be given particular attention by the main contractor on site.
RISKS RELATING TO THIS DRAWING:
RISK NUMBERS 1 - 3 on Risk Register
NOTE: The Risk Register records only those elements considered unusual, difficult to manage or outside the anticipated expertise of a competent contractor.

PRELIMINARY ISSUE

E	04.12.24	Surface Water outfall amended to existing pond at clients request.	SU	-
D	31.10.24	ACO Channel to garage added, drainage revised to "As-built".	SU	-
C	23.10.24	BIG's Removed, IC added.	SU	-
B	14.10.24	Foul outfall amended to Milley Lane	SU	-
A	24.09.24	Levels reduced 225mm to suit increased building height to match architects drawings.	SU	-
REV.	DATE	DESCRIPTION	CHK	APP

Aventus Design Ltd
Unit 5 - Leaches Farm
Business Centre
Bicester Road
Kingswood
Aylesbury
Bucks HP18 0RF
Tel: 01296 770066
Email: mail@aventusdesign.co.uk
Web: www.aventusdesign.co.uk

Client: Mr & Mrs J Parton
Site: Autumn House, Milley Lane, Hare Hatch, Berks. RG10 9TH

Title: Site Layout & Drainage

Drawing no. H1267 - 402

Issue: E Scale: 1:250 @ A1 Checked: - Date: -
Dwn: S.U. Date: Aug 24 Approve: - Date: -

NOTE: Head of the foul drainage run to be vented in accordance with the Part H of the Building Regulations.

- EXISTING DRAINAGE NOTE:
- 6.1 The contractor shall investigate all existing drainage within the vicinity of the site prior to demolition / construction.
 - 6.2 Existing drainage to be traced and the status determined.
 - 6.3 Any live drainage to be reported to Aventus Design Civils Department.
 - 6.4 Redundant drainage to be grubbed out and void filled with compacted layers of type 1 material. In garden and landscaped areas, compacted layers of as dug backfill may be used.
 - 6.5 Where redundant drainage is grubbed out up to the site boundary, a concrete plug shall be used to cap off existing drainage.
 - 6.6 Existing drainage outfalls that are proposed to be reused shall be CCTV surveyed and results forwarded to Aventus Design, Civils Department for verification.

- PRIVATE DRAINAGE NOTES
- 3.1 All private drainage works to be in accordance with Part H of the current Building Regulations and BS 8301.
 - 3.2 All private drainage to be either:-
PVCu to BS EN 1401-1 (BS 4660/5481) by Osma, Marley or similar.
OR
Vitrefied Clayware to BS 65 and BS EN 295.
OR
Concrete to BS 5911 and flexibly jointed.
 - 3.3 All private drainage to be 100mm diameter unless noted otherwise. Gully laterals to be sized to suit gully outlets. Connections to public sewers to be 150mm dia unless noted otherwise.
 - 3.4 Foundations adjacent to drain runs are to be constructed so that the difference between the formation level of the foundation and invert level of any drain must not exceed the horizontal distance minus 500mm.
 - 3.5 Where foul and surface water sewers cross and there is less than 100mm clearance short lengths of both runs are to be encased in concrete.
 - 3.6 All RWP, SVP and foul drainage positions are to be confirmed by the Architect.
 - 3.7 Where RWP's are connected direct to drain, rodging access plates are to be provided.
 - 3.8 For pipe bedding and backfill details refer to drawing number H1267\405.

The drainage design shown on this drawing has been based upon a PVCu drainage system.

NOTE: External Areas, driveway and parking areas to be constructed in porous paving and drained into the SW network using porous pipes laid at formation level.

NOTE: Drainage design is modelled on the 1:100year storm + 40% for climate change and been checked to ensure flooding of buildings does not occur.

HYDROBRAKE CATCHPIT
FLOW RESTRICTION 2.7l/s
CL46.00
IL44.60

AQUACELL STORAGE
10x4.0x0.8m
CL46.00
TL45.50
BL44.70

Land Drainage Note:
Contractor is to install land drainage as necessary to alleviate any potential surface water ponding in accordance with the NHBC guidelines.

