

DRAINAGE NOTES:

- Do not scale.
- 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. Site layout shown for context only, refer to other project drawings for details.
- All adoptable drainage works to be constructed as detailed in design and construction guidance or as stipulated in the water authorities addendum.
- All public sewers are to be the subject of a section 104 agreement of the water industry act 1991.
- Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
- 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.
- All drainage works to comply with BS EN124, and be stamped with the Watermark covers to suit loading as below:
 - carriageways and roads - >400
 - footways and pedestrian areas - >125
 - gardens/landscaping - >15
- All sewer pipes, up to, and including 225mm are to be verified clay to BS EN205. All sewer pipes 300mm diameter and above to be concrete pipes to BS EN595. Where agreed with adopting authority pipes up to and including 600mm diameter can be PVC-U to BS EN438.
- All drainage shall be installed and tested strictly in accordance with the manufacturer's printed instructions, BS 752, BS EN 1051, local water authority requirements and the building regulations.
- All bedding shall be class 5 unless noted otherwise.
- All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted Type 1 granular sub-base material.
- Drainage laid beneath roads and areas of vehicular access (car 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 50mm of cover shall be similarly treated.
- Chambers with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety devices.
- The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves that precautions are not necessary.
- 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.
- All foul and storm water drains which are not to be adopted as public sewers shall be in accordance with document 6 of the building regulations, together with other standards chapter 5.3 and BS8301.
- Where pipes pass through footings, retaining or screen walls, limits to be provided over drains.
- Where sewers are less than 1.5m deep inspection chambers (min dia. 150mm) or access fittings (125 x 100mm) to be used, elsewhere proprietary plastic brick or pot is to be used and used in accordance with table 11 of document 6 of the building regulations (1.0m to invert min dia300, >1.0m to invert min dia75).
- Where required 5m deep roof barrier of an approved type to be installed vertically along the back edge of all areas of footway/demarcation to protect from both proposed and future plantations.
- Construction details subject to refinement through detailed design/technical approval process.

KEY

- FOUL
- Proposed adoptable sewer & MH
 - Proposed Link Road Sewer and MH
 - Highway gully and 150mmØ
 - Proposed Control Manhole
 - Proposed Catchpit Manhole
 - Proposed Foul Water Rising Main
 - Proposed HSC Headwall
 - Cellular Storage
 - Proposed Permeable Paving
 - Proposed Rain Garden Tree Pit and Outfall
 - Proposed Finished Floor Level
 - Proposed Garage Slab Level
 - Embankment, typically 1 in 3, No deeper than 1 in 2

B	25.25	UPDATED TO SUIT LATEST LAYOUT	AS	RF
A	25.25	FIRST ISSUE	AS	RF
Rev	25.25	Description	Drawn	Checked



Client
MILLER HOMES

Project
**SOUTH WOKINGHAM SDL
PHASE 2B R10 RESERVED
MATTERS APPLICATION**

Title
DRAINAGE STRATEGY

Status

Scale	Date	Drawn	Checked
1:500 @ A0	FEB 2025	JJS	RF
Drawing No	Issue	Drawn	Checked
A389-R10-RM-501			B