



LEGEND

- Proposed Surface Water Sewer and manhole
- Proposed Foul Water Sewer/Manhole (adoptable)
- Proposed Slab Level

SURFACE WATER SYSTEM IS IN ABEYANCE AND IS SUBJECT TO DETAILED DESIGN FOLLOWING RECEIPT OF DETAILED SITE INVESTIGATION

PLEASE NOTE THAT ALL ALIGNMENTS, CONSTRUCTION DETAILS AND TRAFFIC CALMING FEATURES ARE SUBJECT TO APPROVAL BY ADOPTING BODY, AND MAY BE SUBJECT TO CHANGE.

Drainage Strategy Layout
Scale 1:250

- DRAINAGE NOTES**
- All private drainage shall be in accordance with BS8301 and relevant sections of Approved Document H of the Building Regulations.
 - The contractor is to check the level of existing sewers being used as outfalls or crossing proposed drainage runs PRIOR to laying any pipes. Any discrepancies are to be reported to QuadConsult Ltd.
 - Position of soil pipes, stubstacks, WC outlets, rainwater downpipes, etc., positions are to be checked against the house type working drawings.
 - Private house drainage will be flexibly jointed plastic or clay pipework. Diameter 100mm unless shown otherwise.
 - All connections for House Drainage shall be 100mm unless noted otherwise and must extend 500mm behind the back of footway/homezone road. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
 - Drainage Cover
 - domestic gardens and pathways without any possibility of vehicular access 0.35m
 - domestic driveways, parking areas and yards with height restrictions to prevent entry by vehicles with a gross weight in excess of 7.5 tonnes, 0.5m
 - domestic driveways, parking areas and narrow streets without footways (e.g. mews developments) with limited access for vehicles with gross vehicle weight in excess of 7.7 tonnes, 0.9m
 - agricultural land and POS, 0.9m
 - Other 1.2m
 - Where pipes pass through screen walls, footings or retaining walls, lintels are to be provided over. Under buildings pipes shall be surrounded with 150mm

- Where drains do not exceed 600mm deep, plastic or clay access fittings minimum diameter 225mm shall be used. Elsewhere proprietary plastic or precast concrete inspection chambers shall be used. Unless shown otherwise FW inspection chambers are to be 750mm below dpc level and SW chambers and rodding eyes to be 600mm below dpc.
- All gullies and rainwater downpipes connected directly to drains are to be roddable.
- House levels shown are dpc and adjacent garage floors are to be 150mm lower unless shown otherwise. Levels at drainage access points are inverts.
- Drainage runs should be laid at a minimum of 5.0m from the rear of properties where practical to allow for future extensions.
- All drainage shall be laid upstream and each run between manholes shall be laid complete prior to backfilling. Where this is not practical trial holes or other means of identifying the line and level of services shall be carried out prior to works commencing.
- All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
- All low spots on hardstanding areas to have yard gullies unless permeable paving is used.

- ROAD AND SEWER ADOPTIONS**
- All works for adoption under a Section 38 agreement shall be carried out to the Highway Authority Specification for Road Construction in Residential Areas and to the approval of the Area Highway Authority.
 - All works for adoption under a Section 104 agreement shall be carried out to the National Water Council guide "Sewers for Adoption" 7th Edition and shall be in accordance with the Drainage Authority's additions and amendments.
 - Any works carried out on site prior to confirmation of technical approval for Section 104 and Section 38 Agreements (including street lighting approval) are entirely at the developers risk.
 - Street lighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.
 - A clause is to be included within the Section 38 Agreement requiring that, prior to adoption, the developer is to process a Traffic Regulation Order covering whatever restrictions may be determined to be necessary in relation to on-street parking restrictions within the site roads. The situation will be monitored once all new dwellings are occupied.
 - A clause is to be included within the Section 38 Agreement requiring that additional speed reducing measures are to be implemented if judged necessary by the Highway Authority in the event that excessive vehicle speeds become evident prior to adoption of the works.

- ACCESS FOR DISABLED PEOPLE NOTES**
- Where a level approach (not exceeding 1 in 20) is not possible, disabled access should be provided by a ramp, which should have:
 - 10m. max length for gradients not steeper than 1 in 15.
 - 5m. max length for gradients not steeper than 1 in 12.
 - 900mm min unobstructed width.
 - 1.2m min length landings top and bottom and intermediate if necessary.
 - Where the plot gradient exceeds 1 in 15 from the designated car parking position to the entrance door, disabled access may be provided by external steps which should have:
 - 900mm min width.
 - 1.8m max. rise of flight.
 - 900mm min length landings top and bottom and intermediate if necessary.
 - Riser height between 75mm and 150mm.
 - 280mm min going.
 - Nosing profile which does not overhang the riser to create a tripping hazard.
 - Continuous handrail on one side if having 3 or more risers, which should be easily gripped, 850 to 1000mm above the pitch line, and extend 300mm beyond the top and bottom nosings.
 - An accessible threshold into the building.

PLANNING

Rev	Date	Description	By
Dimensions to be verified on site. This drawing should not be scaled. Use figured dimensions only. Any discrepancies should be referred to the Engineer prior to work being put in hand. This drawing is copyright.			
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