



Existing trees and soft landscaping (for details refer to Arboriculture Statement)

**Notes**

- Do not scale this drawing. All dimensions must be checked/verified on site. If in doubt ask.
- This drawing is to be read in conjunction with all relevant architects, engineers and specialist drawings and specifications.
- All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
- Any discrepancies noted on site are to be reported to the engineer immediately.

**Drainage Notes**

- All adoptable surface and foul water drainage works to be carried out in strict accordance with 'Sewers for Adoption 7th Edition' and any specific requirements of the adopting authority.
- All adoptable highway drainage works to be carried out in strict accordance with the Local Highway Authority requirements and the DfT ACPH Specification for Highway Works.
- All private drainage works are to be carried out in accordance with Building Regulation Part H, BS EN 125, the Civil Engineering Specification for the Water Industry and, where provided, the BMS Drainage Specification.
- Where applicable the contractor shall allow free and full access to the drainage works for the local authority, highway authority, drainage authority or the overseeing organization.
- The exact position, level, size and use of existing drainage to be confirmed on site. Any discrepancies to be reported to the engineer prior to the commencement of works.
- For new connections to existing manholes, existing benching to be broken out and returned to suit. Concreteness surround to be made good.
- All temporary works associated with the construction of the drainage works shall be the responsibility of the contractor, including the protection of any environmental features against construction traffic.
- The Contractor is responsible for obtaining and paying for all necessary permissions to enable construction of the works to be undertaken, including but not limited to licenses for street works and connections to existing sewers. This includes Section 106 applications where construction directly connects to the public sewerage network (concrete applications to be made at least 3 weeks prior to the planned start of construction works).
- Any damage caused to existing footways, roads or other third party property to be made good.
- Under roads and external paved areas all materials within 400mm of finished levels to be cut-back and replaced. Replacements shall be undertaken in accordance with the BMS Standard 3034.
- All proposed drainage works are to be marked permanently with '300' (or equiv.) on surface water sewers and '150' (or equiv.) on foul sewers. All covers to be in accordance with BS EN 124.
- Unless stated otherwise, all lateral connections are to be installed with 'tee' offsets to the manholes and gradients shown on the layout drawing. Any pipe bends should be provided to suit the direction of flow & no pipework should be downstream in the direction of flow.
- The number and location of all SRWPs is shown inductively only. To be confirmed by Architect / M&E contractor prior to commencement of works.
- Foul water stop positions are shown inductively only. To be confirmed by the Architect / M&E contractor prior to commencement of works. Refer to Architect plans for setting out of internal foul stop positions.
- All manholes and SRWPs to be fitted with suitable access plates. All foul drains to have suitable access.
- Above ground drainage details to be designed/formed by the Architect/M&E contractor, including ventilation of the foul drainage system.
- Proposed drainage passing through new foundations to be sleeved with cast-in concrete element.
- All specialist/proprietary products such as separators, attenuation tanks, channel drains, drainage pumping stations and water treatment units to be installed as per the manufacturer's installation advice and specifications.
- All new drainage to be constructed adjacent to new and proposed tree planting to be adequately protected against root activity using root barriers in accordance with the manufacturer's recommendations.
- Grass trap requirements, associated fittings and installation, whether buried or above ground, to M&E contractor's design. M&E contractor to confirm grass trap proposals prior to commencement of drainage works.
- The final position (upstream) of all lateral/inlet connections to be confirmed by the Contractor's surveyor and certified on site with a permanent marker post.

**Key Plan**

**Legend**

- Proposed Surface Water Drainage
- Proposed Surface Water Manhole
- Proposed Foul Water Drainage
- Proposed Foul Water Manhole
- ACO Qmax
- Kerb Drain
- Proposed Filter Drain
- Proposed Foul Water Pop-up (Shown Inductively)
- Proposed Surface Siphonic Down Pipe (Shown Inductively)
- Proposed Precast Headwall
- Existing Surface Water Sewer
- Existing Foul Water Sewer
- Site Boundary
- Full Retention Separator
- By-pass Separator
- Rain Water Downpipe

Rev	Date	Details of issue / revision	Drawn	Reviewed
07.05.19		Revised to suit Architect's latest layout	CG	RAL
15.11.19		Revised to suit Architect's latest layout	MR	RAL
		For all other revisions see P14		

**Issues & Revisions**

**BWB**  
CONSULTANCY | ENVIRONMENTAL  
INFRASTRUCTURE | BUILDINGS  
www.bwbconsulting.com

**Client**  
RULA Developments Ltd

**Project Title**  
Land Off Maple Road Tankersley

**Drawing Title**  
Drainage Layout

Drawn:	M. Ross	Reviewed:	R. Leyland
BWB Ref:	LDH 2179	Date:	Apr 18
Scale:	As Shown	Scale:	1:250

**Preliminary**

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
MRT-BWB-DDG-XX-DR-D-500	S1	P6