



Key

- FW Existing foul water sewer
- SW Existing surface water sewer
- Private foul water drainage
- Private SW drainage
- Polypropylene universal inspection chambers 1200 deep max, 450 dia, 100 inlet / outlet connections (6 no. max) or 150 inlet/outlet connections (4 no max)
- Polypropylene 'non-entry' inspection chambers 3000 deep max, 450 dia (with 300 dia, or square cover) 100 inlet / outlet connections (6 no. max), or 150 inlet/outlet connections (4 no max)
- Denotes 250 dia ppic, 600mm deep with 4 no. max 100 dia inlets / outlets
- Rodding eye same dia. as downstream drain
- PCC surface water catchpit with 450mm deep sump
- 900 deep gully (trapped) with 150 outlet.
- Adoptable Standard (Type B) SW manhole chamber
- Adoptable Standard (Type B) FW manhole chamber
- Stormbloc or similar accessible heavy duty crate-based attenuation system. (0.66m effective depth)

CONTRACT DOCUMENT

- Notes**
- This drawing is to be read in conjunction with the private drainage construction details all other relevant contract documents.
 - All private drainage works to be carried out in accordance with the provisions laid down in BS EN 752 & The Building Regulations, Part H.
 - Levels shown in buildings are Finished Floor Level.
 - Drainage under adopted roads to be either:-
a) Vitrified Clayware to BS EN 295.
b) Concrete to BS 5911, Class M. Laterals to be formed of either vitrified clay or "Extra Strength", concrete "Class M".
 - Before commencing any Sewer or drainage works, the Developer's Groundworker must satisfy themselves, the developer and the Local Authority of actual levels and conditions of existing sewers.
 - Buried concrete to satisfy the requirements of BRE Special Digest 1 as predetermined by the site's Geotechnical Report
 - All abandoned, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of carparks and drives etc., and to sufficient depth to allow for laying service company's mains and services.
 - Depth and Location of existing services to be traced prior to any excavation.
 - All private drainage to be laid to levels shown using flexibly jointed pipes, either UPVC to BS 4660 and BS 5461 or vitrified clayware to BS EN 295.
 - Generally pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location. Where bedding material is placed at depths susceptible to ground water ingress, it is to be wrapped in a geotextile (Terram 700 or better).
 - Private precast concrete manholes and catchpits to be constructed using conc. box sections or circular rings to BS 5911-200, with 150mm conc. surround, size and construction to comply with Table 12 of Approved Document, Part H.
 - Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
 - Access panels are to be provided to all rainwater pipes, a max. 600 above finished ground level.
 - All manholes / inspection chambers in hard surfaced areas, to have recessed covers. These are to be orientated such as to minimise cut blocks.
 - All pipework to be 100mmØ unless otherwise stated, 150mm dia from road gullies.
 - All levels in metres (m) unless specified otherwise.
 - All drain runs from SVP's, stub stacks or FW gullies to be laid at min. 1:40 gradient unless otherwise stated.
 - Svp's, stub stacks & RWP's are shown indicative only. Refer to Architectural dimensioned GA's for accurate locations
 - House/Flat drainage to be laid prior to erection of scaffold.
 - All cover and invert levels shown are in metres. All pipe diameters are in millimetres U.N.O.
 - All chambers located in trafficked areas to have concrete surround.
 - IMPORTANT NOTE:**
At depths where groundwater ingress is encountered, consider the use of a sump / pump arrangement. Where excavations are >1m deep, consider the use of full perimeter trench support.
 - IMPORTANT NOTE:**
The new sewer connections are to be successfully made prior to commencing any upstream drainage works.

Rev	Description	Date
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Status:

Stage 3 Planning

	Scale : 1:200@A1	Checked:	Approved:
	Date : Oct 2017	DC	PT
	Drawn : IDL		

Title :

Drainage Layout

Project : Craven Road, Reading			
Dwg. No:	Rev:	File Ref:	892-07-01.dwg
IDL/892/07/01		Plot Ref:	892-07-01.pdf

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