



KEY

- - - Redline Boundary
- Existing Combined Sewers (NWL)
- - - Existing Private Combined Drains
- - - Proposed S.W. Drains

- Notes:-**
1. Information regarding existing drainage is given without prejudice to any rights or responsibilities. No guarantee is given of its accuracy and is intended for general guidance only. The Contractor must take whatever steps necessary to establish the precise position and depth of any apparatus. Private connections are not shown but their presence must be anticipated. Exact positions of gullies, manholes and exact line of gully connections to be agreed with the Project Manager on site prior to commencement of drainage work.
 2. Drains to be in accordance with Building Regs Part H & Specification Series 500 of the Specification for Highway Works - Highways Agency as referenced.
 3. Internal down corners to have a bend no greater than 45° from the edge of the pad foundation into a surface water manhole or inspection chamber.
 4. Connections of new pipes to existing drains and manholes to be approved by the Project manager.
 5. All pipes to have approved flexible joints. All surface water carrier pipes to have watertight joints.
 6. Joints must be capable of retaining the line of the pipeline during backfilling operations and prevent the ingress of concrete or laitance into the pipes.
 7. See standard detail for trench details for the surface water drain runs.
 8. Each connection between the gully and the main pipe or manhole is to be 150mm diameter and supplied complete with all necessary fittings and have 150mm concrete surround (GEN 3/ST4) where cover is less than 1200mm.
 9. Gully connections may be in pipe materials differing from the main run subject to the prior agreement of the Project Manager.
 10. For details of drains, gullies and manholes see Standard Details.
 11. All pipes in carriageway and vehicular trafficked areas to have Type Z 150mm concrete surround protection where cover to crown is less than 1200mm.
 12. All drainage downcomers, pipe runs, gullies and manholes are to be located to avoid conflict with tree pits, services ducts/pipes/cables/chambers/manholes and also foundations to lighting columns, traffic sign/signals and other street furniture.
 13. All new drains are to be inspected by CCTV and reports provided to the Project Manager.
 14. Invert and cover levels are shown in metres. Manhole and pipe sizes are shown in millimetres.
 15. Before commencing the drainage the Contractor shall check that the proposed drain routes and the locations of proposed manholes are clear of existing services and if necessary agree revised drain routes and manhole locations with the designer.
 16. All Rainwater Pipes to be 100mm Ø.

FOR PLANNING

Rev.	Date	Description	Drawn	Approved

Sunderland City Council

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Civic Centre,
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Client CITY DEVELOPMENT DIRECTORATE	
Project Barnes Schools	
Subject Proposed S.W. Drainage Layout	
Drawn by P. Armin	Date July 2021
Checked by C. Graham	Scale 1:250
Approved by P. Armin	Sheet size A1
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