



NOTES

1. All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.
2. The DWG file is issued for the purposes of coordination only and do not represent formal drawing issue and are not to be reprinted in any form. Formal issue of drawings is via DWG, Adobe PDF files and/or hard copies and their associated information issue sheets.
3. Note that all care has been taken with the export of DWG files and their content, but we recommend that you make due dimensional checks before using any DWG file information. Any errors found are to be reported to Hydrock immediately.
4. Levels shown in metres above Ordnance Datum (mAOD).
5. All private drainage to comply with current Building Regulations, BS EN-752 Drain and Sewer systems outside Buildings and other relevant British Standards and Codes of Practices.
6. All external drainage within trafficked areas with less than 1.2m cover to have type Z concrete bed and surround. All external drainage within landscaped areas with cover less than 0.6m to have type Z concrete bed and surround. All drainage with greater cover than the minimum required to have type S bed and surround.
7. All drainage to be laid soffit to soffit unless otherwise shown.
8. The Contractor is to verify the line, level and diameter of existing sewers before commencing drainage works.
9. All foul drainage to be minimum 100mm diameter, all surface water drainage to be minimum 150mm diameter unless otherwise shown.
10. Cover levels shown on this drawing refer to approximate surface levels. It is the contractors responsibility to ensure that access covers and frames are set at the final surface levels.
11. Where possible the contractor is to orientate manhole biscuits and covers to locate them parallel to kerbs and paving.
12. The Contractor should comply with h(s)(g) 47 "Avoiding Danger from Underground Services" when excavating around existing services.
13. It is the contractors responsibility to determine the location and depth of all existing services, mains and cables prior to construction.
14. Contractor to provide temporary screens in each of the down stream manholes during the construction period of the development in accordance with SFA 2.9.10 and the local sewerage undertakers requirements.
15. All in-situ concrete and precast concrete components to be manufactured using Sulphate Resisting Portland Cement, (SRPC) to BS 4027, if required, subject to soil conditions. Manhole components to be to BS EN 1917:2002.
16. All ironwork to be kiln marked by BSI or certified by equal inspection authority.
17. All redundant connections to be capped off and grouted from the down stream manhole.
18. All new drainage pipes to be jetted, CCTV surveyed with DVD recording and any defects highlighted to the supervising officer. Following the rectification of any defects, the drain is to be re-surveyed with CCTV and the recordings made available to the project manager/engineer.
19. Prior to commencing the works the contractor is to confirm details of the existing drainage system as noted on the drawing.
20. Prior to commencing the works the contractor is to undertake the drainage investigation work as noted on the drawing.
21. Cover levels of all drainage shown indicatively. Contractor to ensure cover levels are in accordance with proposed surface level plans.

DESIGN COORDINATION & RISK ITEMS

- a. All rvps and soil stacks are shown indicatively. Civil engineering proposals are to be coordinated with the wider design team following receipt of information.
- b. Avoidance of existing services and utilities for new proposed drainage has not been completed. This to be detailed. An allowance for diversions to be made for costing purposes.
- c. Drains through building slab and foundations shown indicatively. Further coordination with design team required to avoidance of structural foundations.
- d. Drainage strategy subject approval from LFA & Local Authorities. Note whereby it is requested that storm water discharge rates are to be reduced will impact on size of attenuation requirements.
- e. Foul pump and storage to be design by pump specialist.
- f. Swimming pool drainage to be designed by a pool specialist.
- g. All inspection chambers and manholes within landscaped areas to have recessed covers.

REVISIONS

Rev.	Revision Notes	Date	Drawn By	Checked	Approved
P04	Landscape Plan updated	15.03.24	GJ		GJ DB
P03	Dew Pond added viewports repositioned	21.02.24	GJ		RH RH
P02	Updated with comments from Architect 25.01.2024	07.02.24	RS		GJ GJ
P01	Preliminary Issue	19.12.23	GJ		RS RS

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PROJECT
WEST BRADLEY HOUSE
GLASTONBURY

TITLE
DRAINAGE LAYOUT
PLAN

HYDROCK PROJECT NO. 28421	SCALE @ A1 1:500
STATUS DESCRIPTION SUITABLE FOR INFORMATION	STATUS S2
DRAWING NO. 28421-HYD-XX-XX-DR-C-7000	REVISION P04

