NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS (SEE CDM NOTES) AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
7. ALL PRIVATE DRAINAGE IS TO COMPLY AND BE LAID IN ACCORDANCE WITH CURRENT PART H OF BUILDING REGULATIONS , BS 8301 AND BS 5955.
8. REFER TO ARCHITECT's HOUSE TYPE (WORKING) DRAWINGS FOR EXACT POSITION OF DRAINAGE POINTS.
9. POSITION & INVERT LEVELS OF ALL EXISTING MANHOLES, SEWERS AND LATERALS TO BE CONFIRMED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES REPORTED TO THE ENGINEER.
10. ALL DRAIN AND SEWER PIPES ARE TO BE LAID SOFFIT TO SOFFIT, UNLESS SHOWN OTHERWISE (SEE ALSO MANHOLE SCHEDULE DRAWINGS).
11. ALL PLOT DRAINAGE TO BE 100mm Ø UNLESS SHOWN OTHERWISE, LAID IN ACCORDANCE WITH BS 8301.
12. ALL MATERIALS SHALL COMPLY TO THE BSI KITE MARK CERTIFICATION SCHEME AND MUST BE MARKED ACCORDINGLY.
13. COVER AND FRAMES TO MANHOLES/INSPECTION CHAMBERS TO COMPLY WITH BS EN124. REFER TO PRIVATE DRAINAGE CONSTRUCTION DETAILS DRAWING.
14. WHERE FINISHED GROUND LEVELS FALL TOWARDS BUILDING, AN OPEN GULLY IS TO BE PROVIDED AT THE FOOT OF ALL RAINWATER PIPES. ALL RAINWATER PIPES TO HAVE RODDING ACCESS.
15. FINAL POSITIONS OF INSPECTION CHAMBERS WITHIN PRIVATE AREAS ARE SUBJECT TO CONFIRMATION ON SITE TO SUIT PIPE CONFIGURATIONS AND CHAMBER INLET POSITIONS.
16. WHERE A DRAIN RUN PASSES THROUGH A WALL OR FOUNDATION IT IS NECESSARY TO:
    i) FORM AN OPENING USING A CONCRETE LINTEL WITH AT LEAST 50mm CLEARANCE AROUND THE PIPE AND THE OPENINGS MASKED WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF FILL OR VERMIN, OR:
    ii) BUILD IN A LENGTH OF PIPE WITH ITS JOINTS AS CLOSE AS POSSIBLE TO THE WALL FACES (150mm MAXIMUM) AND CONNECTED ON EACH SIDE TO 600mm LONG ROCKER PIPES WITH FLEXIBLE JOINTS.
17. PLOT DRAINAGE TO BE BEDDED ON GRANULAR MATERIAL AND BACKFILLED WITH SUITABLE CLEAN MATERIAL, AS DESCRIBED ON THE PRIVATE DRAINAGE CONSTRUCTION DETAILS DRAWINGS. SEE ALSO SHALLOW DRAINAGE TRENCH DETAIL AND PIPE RUNS NEAR BUILDINGS DETAIL FOR CONCRETE BED AND SURROUND PIPE PROTECTION MEASURES WHERE APPLICABLE.
18. BACKFILL SHOULD BE PLACED IN LAYERS NOT EXCEEDING 300mm (UNCOMPACTED THICKNESS), EACH LAYER BEING WELL COMPACTED. MECHANICAL COMPACTION EQUIPMENT SHOULD NOT BE USED UNTIL THERE IS A MINIMUM OF 450mm OF COMPACTED MATERIAL ABOVE THE CROWN OF THE PIPE.
19. ALL DRAIN CONNECTIONS BENEATH THE HIGHWAY ARE TO HAVE MINIMUM 150mm CONCRETE BED AND SURROUND, WHERE COVER IS LESS THAN 1.2m.
20. REFER TO PRE-TENDER HEALTH & SAFETY PLAN & CONSTRUCTION PHASE HEALTH & SAFETY PLAN PRIOR TO THE COMMENCEMENT OF WORKS.
21. DRAINS TO BE CONSTRUCTED USING FLEXIBLY JOINTED VITRIFIED CLAY PIPES TO BS 65 "SUPER STRENGTH" SPECIFICATION OR UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS EN 1401, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE SPECIFICATIONS.
22. ACCESS FITTINGS AND INSPECTION CHAMBERS LESS THAN 1.2 m DEEP ARE TO BE CLAYWARE OR PRE-FORMED POLYPROPYLENE AS APPROPRIATE TO THE DEPTH AND NUMBER OF CONNECTIONS. CHAMBERS GREATER THAN 1.2m DEEP ARE TO BE PROPRIETARY NON-ENTRY POLYPROPYLENE (SUITABLE FOR DEPTHS BETWEEN 1.2-3.0m) OR PRE-CAST CONCRETE CONSTRUCTION WITH 150mm IN SITU CONCRETE SURROUND. INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH THE REGULATIONS PART H; TABLE 11 AND MANHOLE SIZES TABLE 12.
23. BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OF OTHER STRUCTURES TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H; DIAGRAM 8.
24. GULLIES SITUATED IN AREAS ACCESSIBLE TO WHEELED VEHICLES WITHIN THE PRIVATE CAR PARKING COURTYARDS TO BE OF SUITABLE CONSTRUCTION WITH IN SITU CONCRETE BED AND SURROUND, FITTED WITH DRAINAGE CASTINGS CODE TD651 GRATING AND FRAME (OR SIMILAR APPROVED).
25. 2A TELESCOPIC (ELBOW) REST BEND IS TO BE PROVIDED AT THE BASE OF EACH FW STACK.
26. DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL AND THEN EXCAVATE THROUGH THE FILL MATERIAL INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE GRANULAR FILL MATERIAL WELL COMPACTED IN LAYERS NOT EXCEEDING 225mm.
27. ALL ADOPTABLE DRAINAGE WORKS TO BE CONSTRUCTED AS DETAILED IN THE WATER AUTHORITIES ASSOCIATION PUBLICATION 'SEWERS FOR ADOPTION 6TH EDITION'.

CDM NOTES:

1. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:
2. WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE
3. WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
4. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
6. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

KEY (SITE):

- SITE BOUNDARY

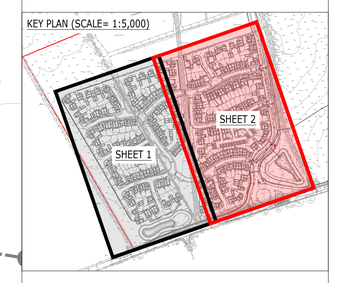
KEY (SURFACE WATER):

- MAIN SW SEWER & MANHOLE REFER TO MH SCHEDULE AND GA FOR FURTHER DETAILS
- SW LATERAL
- PLOT SW DRAIN (150mmØ UNLESS NOTED OTHERWISE)
- SW TYPE 4 NON-ENTRY ACCESS CHAMBER (450Ø) MAX DEPTH TO INVERT 3m OR 'TEGRA' NON-ENTRY ACCESS CHAMBER (600Ø) FOR DEPTHS >3m BUT <5m MAX LOADING - LIGHT VEHICULAR FLEXIBLE CONSTRUCTION (CONCRETE COLLAR REQUIRED FOR VEHICULAR LOADING)
- 49.85 / 48.75(bd) / 47.55 — SW TYPE 5 NON-ENTRY ACCESS CHAMBER (450Ø) MAX DEPTH TO INVERT 1m MAX LOADING - LIGHT VEHICULAR FLEXIBLE CONSTRUCTION (CONCRETE COLLAR REQUIRED FOR VEHICULAR LOADING)
- ST — ST (WHERE SHOWN) INDICATES SILT TRAP
- 49.85 / 48.75(bd) / 47.55 — DRAINAGE INSPECTION CHAMBER; COVER LEVEL INDICATES BACK DROP (WHERE NECESSARY) INVERT LEVEL (OF OUTGOING PIPE)
- SW RODDING EYE TYPICAL DEPTH TO INVERT 0.45-0.6m MAX LOADING - LIGHT VEHICULAR. FLEXIBLE CONSTRUCTION (CONCRETE COLLAR REQUIRED FOR VEHICULAR LOADING)
- RAIN WATER DOWNPIPE (100mmØ DRAIN CONNECTION)
- aco — LINEAR DRAIN (ACO TYPE)
- ltd — LEVEL THRESHOLD DRAIN
- YG — YARD GULLY
- PERMEABLE PAVING
- SURFACE WATER PERFORATED PIPE (150mm DIAMETER)
- PPO — PERMEABLE PAVING OUTLET

KEY (FOUL WATER):

- MAIN FW SEWER & MANHOLE REFER TO MH SCHEDULE AND GA FOR FURTHER DETAILS
- FW LATERAL
- PLOT FW DRAIN (100mmØ UNLESS NOTED OTHERWISE)
- FW TYPE 4 NON-ENTRY ACCESS CHAMBER (450Ø) MAX DEPTH TO INVERT 3m OR 'TEGRA' NON-ENTRY ACCESS CHAMBER (600Ø) FOR DEPTHS >3m BUT <5m MAX LOADING - LIGHT VEHICULAR FLEXIBLE CONSTRUCTION (CONCRETE COLLAR REQUIRED FOR VEHICULAR LOADING)
- 49.85 / 48.75(bd) / 47.55 — FW TYPE 5 NON-ENTRY ACCESS CHAMBER (450Ø) MAX DEPTH TO INVERT 1m MAX LOADING - LIGHT VEHICULAR FLEXIBLE CONSTRUCTION (CONCRETE COLLAR REQUIRED FOR VEHICULAR LOADING)
- DOMESTIC FOUL WASTE OUTLET POSITION
- BIG — BACK INLET GULLY

KEY PLAN (SCALE= 1:5,000)



NOTE: TO BE CO-ORDINATED WITH FOUNDATIONS

IMPORTANT NOTE
WHERE MORE THAN 1 PROPERTY IS CONNECTED TO A SW DRAIN, THE PIPE DIAMETER SHALL BE INCREASED FROM 100mm TO 150mm.

WHERE MORE THAN 9 PROPERTIES ARE CONNECTED TO A FW DRAIN, THE PIPE DIAMETER SHALL BE INCREASED FROM 100mm TO 150mm.

0m 2m 10m

Scale: 1:250 @ A0

CONSTRUCTION ISSUE

Rev	Description	Drn	Chk	App	Date
C4	PLOT DRAINAGE REVISED IN LINE WITH UPDATED FOOTPRINT OF PLOTS 358, 364 AND 366	IL	LKB	JEC	22.09.25
C3	PLOT DRAINAGE REVISED TO ENSURE MAXIMUM OF 3 PLOTS TIE DIRECTLY INTO MAIN SEWER	MSL	MSL	JEC	13.08.21
C2	SURFACE WATER PLOT DRAINAGE REVISED TO CONNECT DIRECTLY TO ADOPTBLE MANHOLE	MSL	MSL	JEC	23.07.21
C1	CONSTRUCTION ISSUE	UN	MSL	JEC	12.04.21

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Client: BELLWAY HOMES (EASTERN COUNTIES) LTD

Project Title: LAND NORTH OF STORTFORD ROAD, GREAT DUNMOW

Drawing Title: PLOT DRAINAGE GENERAL ARRANGEMENT (SHEET 2 OF 2)

A0 Scale	Date	Designed by
1:250	12 FEB 2021	MJR
Drawn by: MJR	Checked by: MSL	Approved by: JEC
Drawing Number: 194538-0411		Rev: C4

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FOR CONTINUATION REFER TO DRAWING: 194538-0410