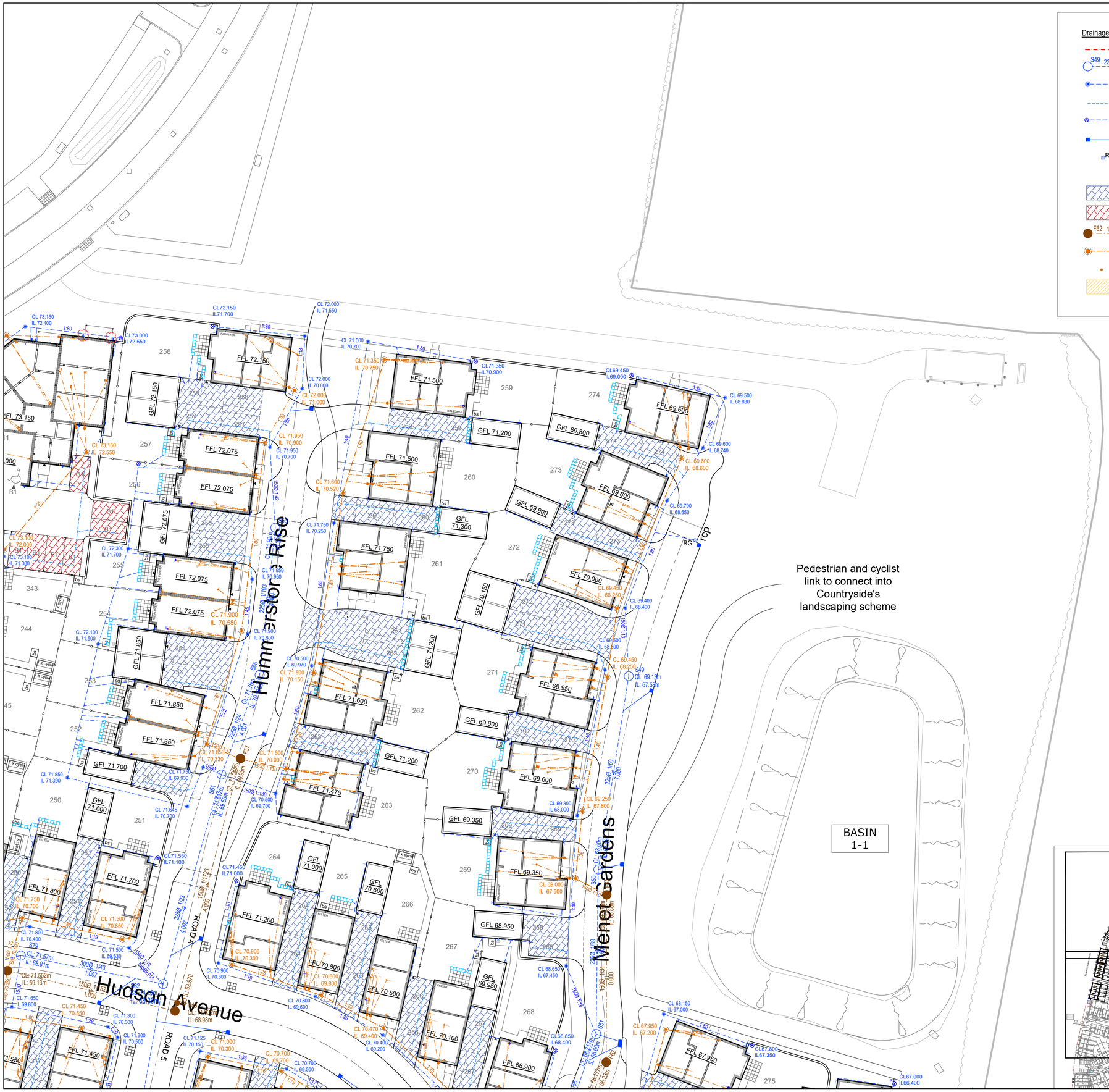

Drainage Legend

- Site Boundary
- Proposed Adoptable Standard Surface Water Sewer and Manhole
- Proposed Private Surface Water Drain and Inspection Chamber
- Perforated Pipe Positive Link Under Paved Areas
- Proposed Rodding Eye
- Proposed Gully and Connection
- Proposed Private Road Gully
- Proposed Linear Drainage Channel
- Location of Permeable Paved Private Drives
- Location of Permeable Paved Shared Parking Areas
- Proposed Adoptable Foul Water Sewer and Manhole
- Proposed Private Foul Water Drain and Inspection Chamber
- Proposed Private Foul Shallow Inspection Chamber
- Existing Easement

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing.
Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Notes:

1. This drawing presents the site drainage layout for the proposed development at Parcel B, Whittington Way.
2. This drawing is to be read in conjunction with all relevant Engineer's and Architect's drawings and specifications.
3. This drawing is to be printed in COLOUR.
4. For Drainage Construction Details refer to RSK drawing 4003-4005.
5. Figures quoted next to manholes / rodding eyes are cover & invert level, in Metres AOD.
6. Footpaths are to be laid with a crossfall to allow drainage to soft landscaped areas.
7. This drawing is schematic for clarity, and where possible drains should be laid within 2m of houses, and connections kept as short as possible.
8. Where possible all drainage runs shall be kept a minimum of 4.0m from any existing tree that is to be retained.
9. This drawing has been prepared for House Drainage purposes only, and must not be used for House Setting Out.
10. All drainage design is subject to technical approval, no connections shall be made to any public sewers without written consent from the drainage authority.
11. The location of rain water pipes (RWP) are subject to confirmation by the Architect / Services Engineer.
12. The location of soil vent pipes (SVP) / stub stacks (SS) is subject to confirmation by the Architect / Services Engineer.
13. Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
14. All rest bends associated with stub stacks, soil vent pipes, wc connections and stub wastes are to be set with their inverts at 450mm below Finished Floor Level (FFL).
15. All drains and connections to be 100mm diameter, unless shown otherwise.
16. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
17. All services should be laid below the permeable paving construction and coordinated around the proposed drainage on site. Where the service trench crosses the permeable paving the ducting will need to be sealed to ensure no egress of surface water runoff into the service ducting.
18. All adoptable standard drainage to be constructed in conjunction with Design Construction Guidance document.
19. For guidance on types and distances of proposed trees away from adoptable sewers refer to Design Construction Guidance document.
20. The general principal is for all RWP's where ever possible to discharge directly to the permeable paving driveways, with positive links in to the drainage network.
21. For permeable paving invert level please refer to construction drawing number 4002, detail Private permeable paved driveways and parking - PDC2. Minimum depth below the finished levels is 810mm.
22. Allow for land drainage on the the high side of retaining walls in back gardens and on low side of gardens sloping toward the patio in areas where a drainage channel is not shown.

Rev.	Date	Amendment	Drawn	Chkd.	Appd.
C07	28.08.2024	RWPs added for the Block 1 balconies.	AF	AM	

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Client: Bellway

Project Title: WHITTINGTON WAY, PARCEL B

Status: CONSTRUCTION

Drawing Title: SITE DRAINAGE SHEET 2 OF 4

Drawn	Date	Checked	Date	Approved	Date
IM	28.01.2022	SM	28.01.2022	SM	28.01.2022

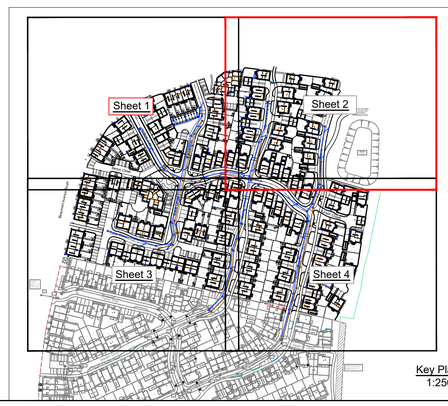
Scale	Orig Size	Dimensions
1:250	A1	Metres

Project No. 134195

Drawing File: 134195-RSK-ZZ-XX-DR-C-3001-3004 Site Drainage.dwg

Drawing No.							Rev.
134195	RSK	ZZ	XX	DR	C	3002	C07
Project	Orig.	Vol./Sys.	Lev./Loc.	Type	Role	Draw. No.	

Scale 1:250
0 2.5 5 7.5 10 12.5m



Key Plan
1:2500