

DO NOT SCALE

DRAINAGE LEGEND

- Site Boundary (10ha)
- Existing Surface Water Drainage
- Proposed Surface Water Drainage (For pipe diameter / gradient, refer to FLOW hydraulic calculations using reference design, unless shown otherwise)
- Proposed 600/600 Road Gully (Exact road gully position subject to hard-standing detailed design) Each road gully to take no greater than 12m² of impermeable area. Proposed 150gully Lead, Min. gradient 1:80.
- 100g Rain Water Pipe, Min. gradient 1:80. (Find locations by Architect)
- Proposed Althon headwall or similar approved. (Refer to for Althon details for further information)
- Open attenuation pond with permanent water pool.
- 2.50m wide dry swale.
- 0.50m Filter Drain.
- Extent of individual pipe catchment. Total impermeable area (including pond area) = 1.12ha
- Manhole Brico 100, 5/0 base unit (E60 cast iron silted cover) set @ 1100 invert (direction of fall as indicated) with Brico system junction unit (150g outfall).

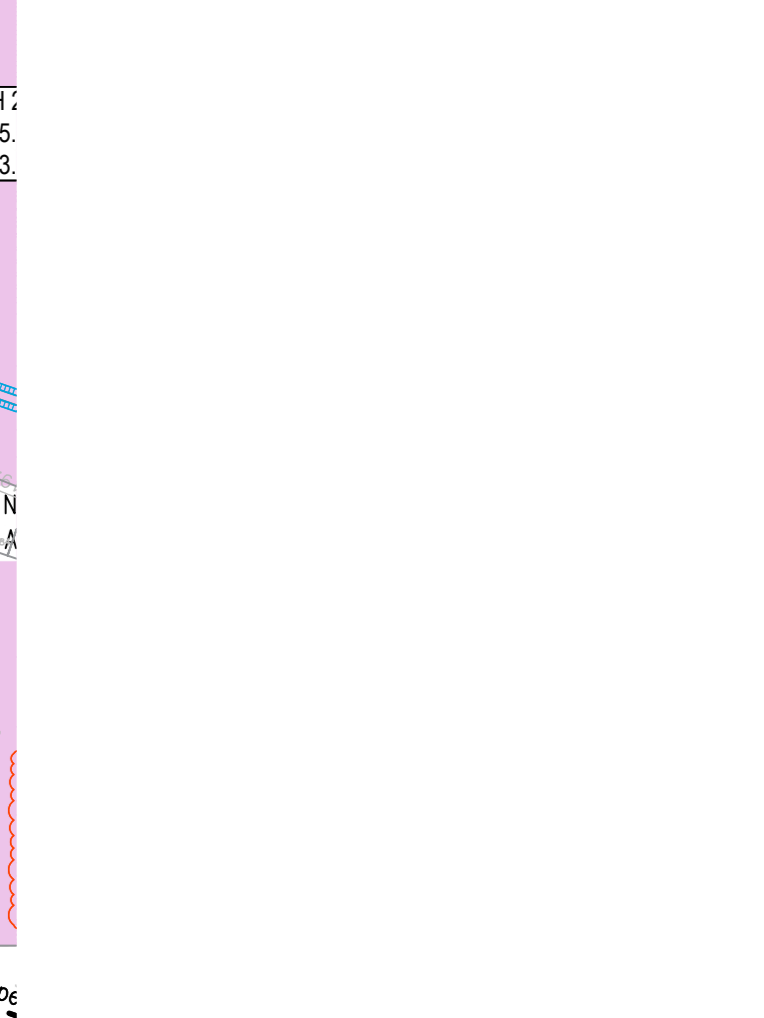
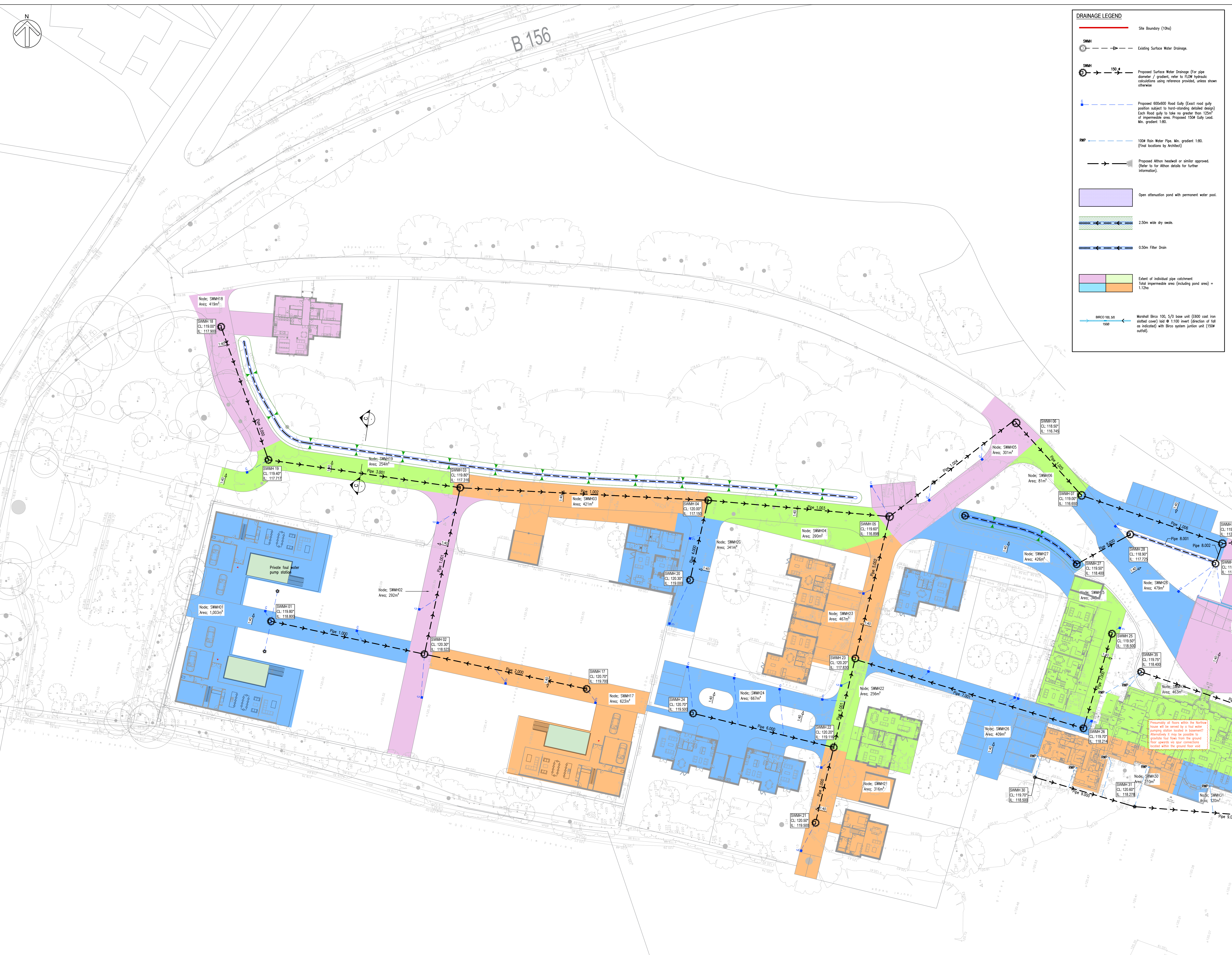
- GENERAL**
- The contractor shall comply with the health and requirements as set out in the CDW Regulations
 - All works are to be undertaken in accordance with the Regulations and latest relevant British Standards.
 - Conflicting information between this drawing and information given by others must be referred to the engineer before works commence.
 - The contractor shall, before commencing the works, verify existing outfall invert levels and site and setting dimensions. The contractor shall be responsible for the true proper setting out of the works and for the correctness of position, levels, dimensions, and alignment of all parts of works. Any discrepancies are to be reported to the Consulting Engineers.
 - All products used are to be CE marked in accordance with Construction Products Directive CPD/89/106/EEC.
 - The contractor shall be responsible for locating all utilities prior to commencing construction and protecting existing services affected by the works.
 - Any unidentified hazards discovered during the progress works are to be reported immediately to the engineer.
- DRAINAGE**
- All drain runs constructed with less than 600mm cover be finished ground level and crown of the pipe are to be on with a minimum of 150mm Grade S14 concrete. The concrete is to be jointed at every pipe joint position 20mm Flexcell board to form joint and provide joint flexibility.
 - All pipework 300mm or below to be vitrified clay. Has Superseal/Supersel or similar approved. All pipework greater than 300mm to be Class H concrete.
 - All SVP/SS and RWP building spurs to be 1000 pipework at 1:40 for foul water and 1:80 for surface water.
 - Refer to architect's drawings for above-ground drainage locations.
 - All building drainage to be installed and tested in comp with the building regulations approved document H, edition.
 - Inlets concrete for use in general drainage works shall be in accordance with BS5500 and in accordance with recommendations of the site investigation report, or in accordance with BRE digest 1 "concrete in aggressive gr to meet any expected sulphate conditions.
 - All gullies, channels and manhole covers are to be set lower than indicated on the drawing (i.e. 5mm lower than adjacent surface). All drain and sewer pipes are to be set to soffit, unless shown otherwise.
 - All above-ground drainage to incorporate rodding facilities.
 - All manhole covers and frames shall be manufactured ductile iron and comply with BSEN124 and be marked 'F'. They shall be non-ventilating type and have keyways. The minimum frame depth shall be 100mm.
 - Small lightweight access covers should be secured (e.g. screws) to deter unauthorised access.
 - Manholes deeper than 1m to have galvanised steel step or fixed ladders.
 - Manhole covers within paved areas are to be recessed paving to match.
 - Contractor to undertake a pre-construction CCTV survey to confirm that no existing third party causes require maintaining or diverting through the development site.
 - All earthworks to be undertaken in accordance with specification for highway works, including laying, tamping, compaction, site preparation and material selection and grading.

NOTES

THE COVER LEVELS AND FINISHED SURFACE GRADIENT SHOWN ON THIS PLAN ARE INDICATIVE AND SUBJECT TO HARDSTANDING DETAILED DESIGN

ALL EXISTING SURFACE WATER PRIVATE DRAINAGE WITH THE EXCEPTION OF THE CULVERT UNDER JUDGES HILL CARRAGEWAY TO BE REMOVED AS PART OF THE WORKS

THIS DRAWING STIPULATES THE SURFACE AND FOUL WATER CARRIER DRAIN NETWORK ONLY. ON-PLANT DRAINAGE TO BE ADDED ONCE ALL ARCHITECTURAL PLANS / SVP POSITIONS ARE IDENTIFIED



REV	DATE	BY	ISSUED TO	SUMMARY OF CHANGE	CHK
P1	30/03/2021	WK	Updated to suit new masterplan		DM

FOR PLANNING

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CLIENT: LW DEVELOPMENTS

ARCHITECT: BRYANT & MOORE

PROJECT: NORTHAW HOUSE, POTTERS BAR, HATFIELD

DRAWING TITLE: PROPOSED DRAINAGE GENERAL ARRANGEMENT PLAN - 31 UNIT SCHEME (SHEET 1 OF 3)

SCALE @ A1: 1:250 @ A3

CHECKED / APPROVED BY: DM DATE: March 2021

PROJECT No: 1-046 DRAWING No: 1-046-CCE-XX-XX-DR-C-001 REV: 1