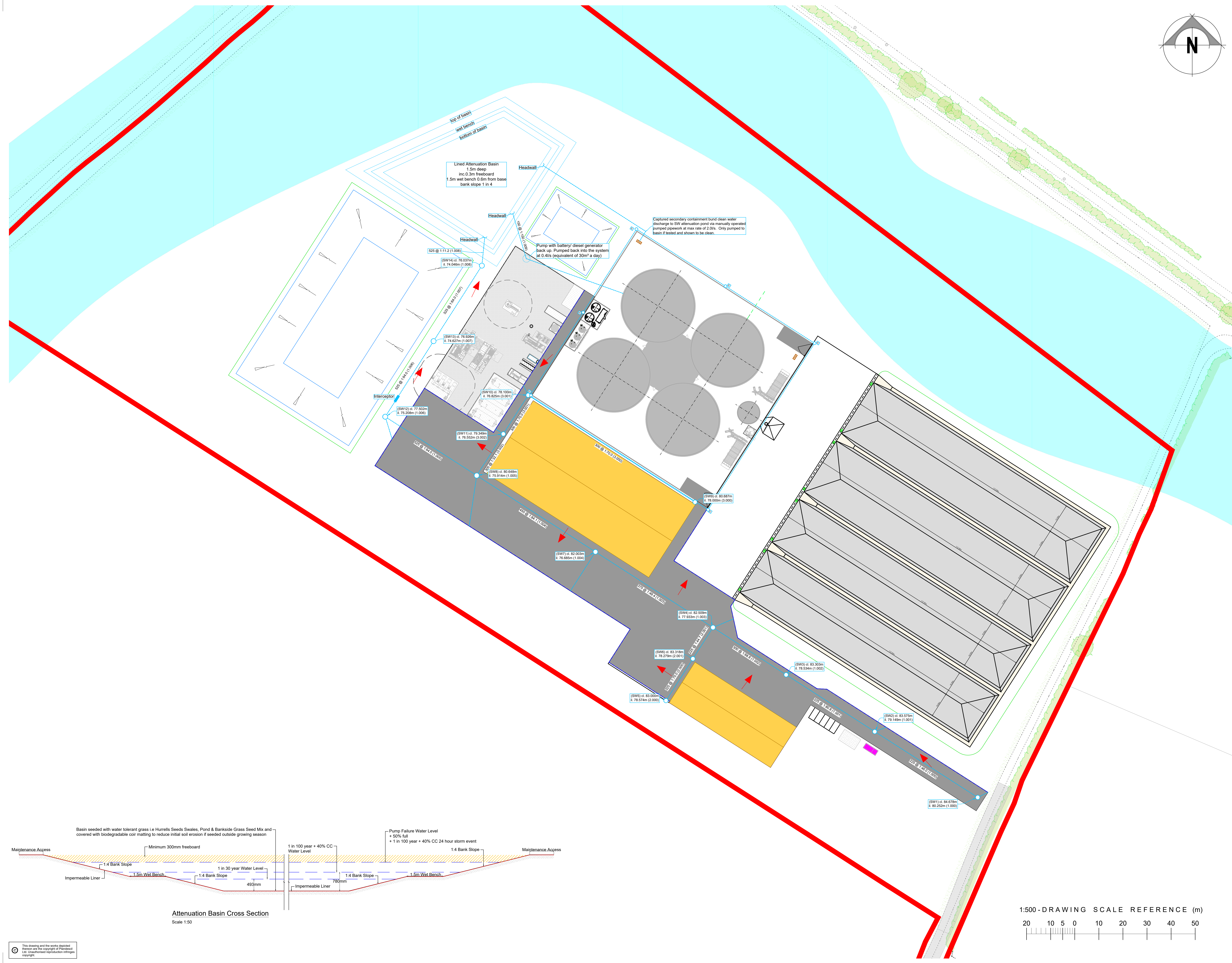


Notes General:

- This document has been created in accordance with Plandescil Ltd. terms & conditions along with the scope of works provided by the client to Plandescil Ltd. Any use of this document other than for its original purpose is prohibited. Plandescil Ltd. accepts no liability for any third party use of this document.
- Plandescil Ltd. is to be informed immediately of any alterations/deviations identified on-site from the information shown on the engineering drawings.
- Plandescil Ltd. to be immediately notified of any suspected omissions or discrepancies.
- All proprietary materials to be fixed strictly in accordance with manufacturer's recommendations using materials approved by the manufacturer.
- Inspections by the Local Authority, shall be arranged by the contractor to suit their program.
- Unit technical approval has been obtained from the relevant authorities it should be understood that all drawings issued are preliminary and not for construction. Should the contractor start site work prior to approval being given, it is entirely at their own risk.

Notes Drainage:

- Unless noted otherwise all pipework shall be constructed from vitrified clay to BS EN 295 or PVC-U to BS EN 1401-1 bedded and backfilled as per the manufacturer's recommendations and the above listed publications.
- All private drainage shall be in accordance with BS EN 752 and relevant sections of Approved Document H of the Building Regulations. The Contractor's attention is drawn to Diagrams 7 and 8 of 'The Building Regulations Approved Document H' showing details of drains laid below and near to buildings.
- Generally, pipes to have granular bed & surround in accordance with manufacturer's recommendations, ensuring adequate protection with respect to depth and location.
- All surface water pipes to be 150mm ø, and laid no flatter than 1:100 unless stated otherwise.
- Rainwater downpipes (RWP's) that do not connect directly to an access point shall be fitted with a rodding access.
- RWP's are shown indicatively only. Refer to architect's drawings for accurate locations.
- Where surface water drains to ground, the existing ground should be broken up prior to laying the subgrade to aid infiltration.
- All covers, gratings and frames to chambers, gullies, channels etc. shall be of the correct load class to suit their location:
 - Load Class B125 Pedestrian areas where occasional vehicular access is likely
 - Load Class C250 Driveways, public open space, paved areas and landscaping
 - Load Class D400 Main Roads
 - Load Class E500 Loading Docks and Yard areas
 - Gratings in pedestrian areas to be designed for pedestrian use (i.e. heel safe).
- All pre-cast and in-situ concrete and mortars used in the construction of drains and sewers shall be made from sulphate resisting cement.
- All levels and dimensions should be checked on-site by contractors and relevant sub-contractors.
- Existing services & sewers indicated on this and any other related drawings are shown indicatively. All existing public utility services and private apparatus are not necessarily shown on the drawings. The contractor shall liaise with the utility provider to determine precise location of existing services. Existing services should be marked out on-site prior to any excavation works. All utility company guidelines, and health & safety procedures must be strictly followed.
- Prior to commencement of the works all drainage outfall points, whether existing sewer, drain, or watercourse, shall be verified on-site by the Contractor. If the outfall point is found to be higher or significantly lower than shown on the drawings then Plandescil Ltd. shall be notified immediately. Prior to commencement of construction outside the Contractor shall install all off-site drainage connections, or satisfy themselves that there are no obstructions or other reasons why the drainage connections cannot be made.



Surfacing Key

Proposed Roof Area (0.388ha)	
Proposed Impermeable Surfacing (0.712ha)	
Proposed Permeable Surfacing (0.758ha)	
Fluvial Flood Zone 2	

Features Key

Site Boundary	
Proposed Surface Water Sewers	
High Capacity Drainage Channel	
Info Drainage References	
Overland Flow Routes	

FOR PLANNING

Rev	Date	By	Checked	Description
A	26-04-24	CES	MJH	Minor changes to layout
0	08-12-23	MJH	MJH	First Issue



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 PDC Engineering a Plandescil Ltd Company

civil • structural • environmental • surveying

Client

Streety Hall Estate

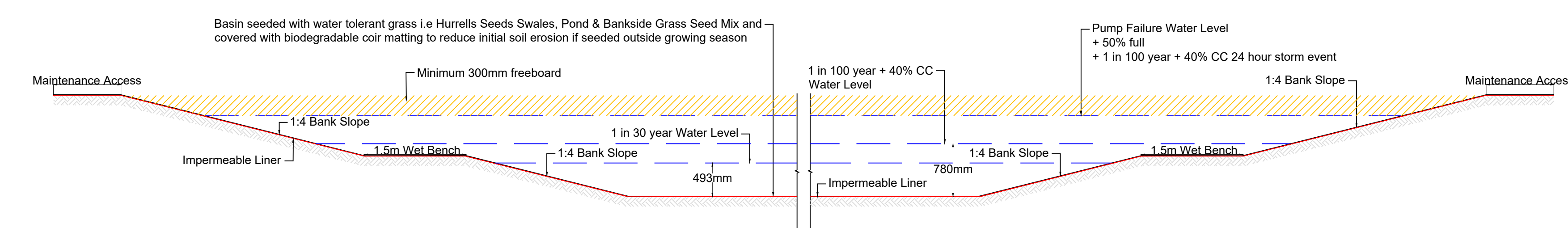
Project

Streety Hall Estate
 West Wickham
 CB21 4RP

Drawing Title

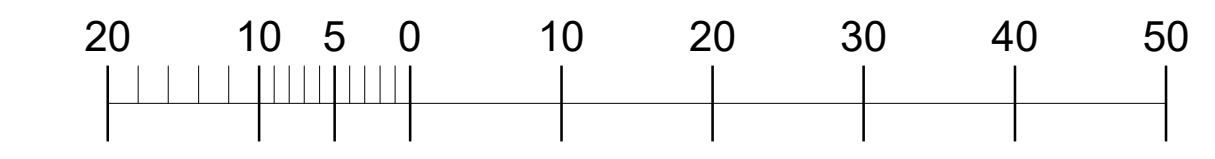
Proposed Schematic
 Surface Water Drainage

Scale	U.N.O.	Date	Drawn By
1:500 (A0)		December 2023	CES
Drawing No.	27951/805	Rev	A



Attenuation Basin Cross Section
 Scale 1:50

1:500 - DRAWING SCALE REFERENCE (m)



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