



DRAWING LEGEND

- - - - - Site boundary line

- EXISTING PUBLIC SEWERS**
- Public foul water sewer
- MH MH Public foul water manhole

- S104 - PROPOSED WORKS**
- - - - - S104 adoptable foul water sewer
- MH MH S104 adoptable foul water manhole

- PROPOSED PRIVATE DRAINAGE**
- - - - - Private foul water drainage
- MH MH Private foul water manhole
- SVP Soil vent pipe
- SS Stub stack
- △ AAV Air Admittance Valve
- - - - - Private surface water drainage
- MH MH Private surface water manhole
- RE Surface water rodding eye
- RWP Rainwater pipe
- TD Threshold drain (details by others)
- SA Surface water gully
- SA Surface water soakaway

OPERATION AND MAINTENANCE

The surface water system as indicated on this drawing is a private Sustainable Urban Drainage System (SUDS) and Wedgwood Homes will be responsible for the inspection and maintenance for this system.

It is recommended that the chambers, catch pits, and the SUDS structures are inspected as part of the general planned inspection and maintenance regime for the development, but certainly at no greater intervals than once a year.

- Annual Inspection to include:
- Lift manhole covers to the catchpits and check general condition
 - Note that the chambers MHS1.0 - MHS1.8 are constructed as catch-pits and from the construction detail it can be seen that there is a 600mm sump for the collection of silt below the standing water that will need to be dipped and empty as required by a licensed carrier
 - Review the quantities of silt removed and consider whether inspections should be increased or possibly reduced to every two years. **Note, the outlets from the attenuation pond rely on filtration and it is important that silt is not allowed to enter the soakaway structures and block the fissures that may affect the long-term performance of the system.**
 - Ensure that the trash screens to the inlet and outlets of the attenuation pond are clear and free from debris/silt
 - Carry out works as identified from inspection.

- Five year Inspection / Five Year Anniversary
- Rod and flush all pipework to ensure no blockages and free flow of water to the catch pits and to check overall integrity and remove any silt.
 - Carry out a rapid 'Flush' through of the system (works during a dry period), note that the bottom of the attenuation pond should be visible and level with the concrete aprons to headwalls.

Maintenance Records. Record the date of each inspection along with a brief description of any works carried out.

Design
The soakaway structures are designed to cater for a 1in100 year return period with a 40% allowance for climate change.

NOTES

- The Contractor should check all dimensions on site.
- It is the Contractors responsibility to ensure compliance with building regulations and current codes of practice.
- Drawings cannot take into account any drains or underground works not locatable by visual survey of the site.
- Commencement of any building works prior to full building regulation approval is entirely at the clients risk.

03	Operation & Maintenance schedule added	04/09/2017
02	Rear threshold/patio channels amended	17/07/2017
01	Client amendments	14/07/2017
00	First issue to client	11/07/2017
Rev	Description	Date

PROJECT Proposed development at Royal Oak PH, Broad Oak, Canterbury.		 <small>Design Office, Suite 3, Rosewood House, Whitfield, Dover, Kent, CT16 3EP Tel: 01304 820777</small>
CLIENT Wedgwood Homes		
DRAWING Proposed Schematic Drainage Plan (Whole Site)	SCALE 1:200	DATE 19/06/2017
STATUS PRELIMINARY	PROJECT NO. EMC-2017-068-05	REV 03

Section 106 application to connect to the public sewer required to be made to and approved by Southern Water Services

New connection to be made into existing public foul water manhole TR16617401, incoming pipe invert approx. 12mm above invert of manhole.

New foul run to be installed to divert flows from existing pub to new foul network.

Existing foul manhole assumed to be from pub to be investigated further to establish the origin of all incoming connections.

The intention is to demolish the chamber and divert all flows to new foul drainage run PNF21.0, if the manhole has connections from other properties then the chamber is to remain and have the cover upgraded to D400 as a minimum.

