

Management & Maintenance

The maintenance activities listed below are considered to be the basic tasks necessary to keep the site drainage systems working at optimum efficiency, which is necessary to ensure that they have capacity to deal with extreme / unusual events. Other activities, such as litter removal / repairs etc. will also be required.

Sustainable drainage maintenance specification		
General Requirements		
Maintenance activities comprise 1. regular maintenance 2. occasional tasks 3. remedial work	Frequency	
Generally Litter Collect all litter or other debris and remove it from site at each site visit	Monthly	

SuDS and landscape maintenance			
	Frequency	Unit Rate	Total
Regular Maintenance			
1 Litter Management			
1.1 Pick up all litter in SuDS and landscape areas and remove from site	12 visits monthly		
2 Grass maintenance- all cuttings to wildlife piles			
2.1 Mow all grass verges, paths and amenity at 35-50 mm with 75 mm max, leaving grass in situ	As required or monthly		
2.2 Mow all dry swales, dry SuDS basins and margins to low flow channels and other SuDS features at 100 mm with 150mm max Cut wet swales or basins annually as wildflower areas	4-8 visits as required Annually		
2.3 Wildflower areas strimmed to 50mm in september or at the end of school holidays Or Wildflower areas strimmed to 50 mm on 3 year rotation 30% each year	1 visit annually 1 visit annually		
3 Inlets and outlets			
3.1 Inspect monthly, remove silt from slab aprons and debris, stirrm 1m round for access	12 visits monthly		
4 Hard surfaces			
4.1 Sweep all paving regularly, sweep and sunction brush permeable paving in autumn after leaf fall	1 visit		
Occasional tasks			
5 Inspection and control chamber			
5.1 Annual inspection, remove silt and check free flow	1 visit		
6 Silt management			
6.1 Inspect swales, ponds, wetlands annually for silt accumulation	1 visit		
6.2 Excavate silts, stack and dry within 10m of the SuDS feature, but outside the design profile where water flows, spread, rake and overseed	As required		
7 Native planting			
7.1 Remove lower branches where necessary to ensure good ground cover to protect soil profile from erosion	1 visit annually		
Remedial task			
8 Inspect SuDS system regularly to check for damage or failure undertake remedial work as required	As required		

Inlets, Outlets, Controls and inspection chambers	Frequency
Regular Maintenance	
Inlets, outlets and surface control structures Inspect surface structures, removing obstructions and silt as necessary. Check there is no physical damage. Stirm vegetation 1m min. surround to structures and keep hard aprons free from silt and debris	Monthly Monthly
Inspection chambers and below- ground control chambers Remove cover and inspect, ensuring that water is flowing freely and that exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Annually
Occasional maintenance	
Check topsoil levels are 20mm above edges of baskets and chambers to avoid mower damage	As necessary
Remedial work	
Unpack stone in basket features and unblock or repair and chambers to avoid mower damage	As required
Repair physical damage if necessary	As required

Overflows and flood routes	
Regular Maintenance	Frequency
Overflows – Jet the pipes leading from overflow structures annually and check by running water through the overflow. Check free flow at next SuDS feature – inlet to basin or chamber	Annually
Overflows – Remove any accumulated grass cuttings or other debris on top of grass weirs or stone-filled baskets overflows	Monthly
Flood routes – Make visual inspection. Check route is not blocked by new fences, walls, soil or other rubbish. Remove as necessary	Monthly
Remedial	Frequency
Overflows – If overflow is not clear then dismantle the structure and reassemble to design detail	As required

Oil Separator or Similar products
The Maintenance of the Oil Interceptor should be in accordance with the manufacturer by the owner.

Headwall
The Maintenance of the Headwall should be in accordance with the manufacturer by the owner.

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Notes

- Do not scale this drawing, other than for Planning Application purposes.
- All dimensions are in millimetres unless stated otherwise.
- This drawing to be read in conjunction with all other relevant drawings and specifications.
- All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations.

STANDARD DRAINAGE NOTES:

- Except where specifically shown otherwise all below ground pipes / connections shall be 100mm dia PVC (to BS 4660) or VC (to BS 5481) with flexible joints and laid to minimum falls of 1 in 40, except where connected to WC when falls may be 1 in 60.
- All gravity pipe runs to be tested to a standing head of 1500mm head of water above the invert at the head of the pipe run (but not exceeding 4000mm at the lower end)
- For details of bed and surround requirements refer to long-sections and standard details. In all other situations provide 150mm of 10mm single-sized rounded gravel bedding and surround.
- Except where specifically shown otherwise, pipes to be a minimum of 900mm below roads/driveways and 600mm below gardens/fields.
- Ventilating pipes to be provided at the head of each drain and to any branch longer than 6m where a single appliance is connected, or 12m where a group of appliances is connected.
- Step-irons shall not be fitted in any chambers unless specified otherwise.
- Manhole/Cully covers shall be regulated to suit finished levels and crossfalls
- All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations
- Drains passing beneath buildings to have minimum 100mm granular fill or flexible filling around pipe. Where the pipe crown is within 300mm of the underside of the slab, pipe shall be encased in concrete integral with the slab.
- Drains passing through walls below ground level to have minimum 50mm clearance all round and opening in walls to be masked all round with rigid sheet material to prevent ingress of fill or vermin. Openings in walls for pipes shall have concrete lintels to support wall construction above
- Unless stated otherwise, pipes to be 100mm Diameter.

STANDARD ROADS / FOOTPATH NOTES:

- Existing structures to be broken out to minimum 450mm below top of finished surface level. Existing footpath to be broken out and rubble and existing subbase to be removed off-site.
- Subgrade to be proof rolled with one pass of a smooth-wheeled roller having a mass per M-width of roll of not less than 2,100-kg or a Vibrating Roller having a mass per M-width of roll of not less than 700-kg or a Vibrating Plate Compactor having a mass per m2 of not less than 1400-kg. Any soft spots shall be removed and replaced with Type 1 compacted in layers not exceeding 150mm thickness.
- All formations are to be treated with an approved herbicide before placing sub-base material on a geotextile separation membrane (Terram 1000 or similar approved).
- All sub-base material is to be non-frost-susceptible. All concrete to be sulphate resisting

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Client			
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