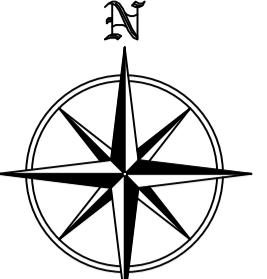


1m 2m 3m 4m 5m
10m 15m 20m 25m
SCALE 1:250



INDICATIVE
ONLY

KEY

- Proposed Private Surface Water Pipe
- Proposed Private Foul Water Pipe
- Proposed Surface Water Perforated Pipe
- Private - Ø and gradient as stated
- Existing Public Foul Water Pipe
- Ø and gradient as stated
- Existing Public Foul Water Rising Main (Southern Water 3.0m Easement)
- Proposed Surface Water Kerb Drain
- Marshalls Mini Beany Block, Side Outfall
- Proposed Private Surface Water PPIC 4500 Ø Internal Diameter
- Proposed Private Surface Water
- Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- Proposed Private Orifice Plate
- Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- Proposed Private Hydrobrake
- Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- Proposed Private Catchpit
- Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- Proposed Private Foul Water
- Manhole - Pre-Cast Concrete - Ring Size as Required by Building Regs Part H
- Proposed Permeable Block Paving, Tanked 600mm Deep Type 3 Sub Base
- Proposed PCC Headwall - Specification as Required for Sewer Diameter
- HV Cable Diversion and Easement
- Proposed Geo-Cellular Attenuation Tank
- 3.0m Maintenance Easement Strip
- Tree Root Protection Zones

ngri La

Stage Ppg Sta

Existing Public Foul
Manhole Ref: 3703
(Details obtained from
sewer records, TBC on site)
CL 10.64
IL 7.26

Existing Southern Water
Public Foul Rising Main 3.0m
Easement Either Side
(Details obtained from
sewer records, exact
location TBC on site)

Existing Southern Water
Public Foul Rising Main 3.0m
Easement Either Side
(Details obtained from
sewer records, exact
location TBC on site)

Existing Southern Water
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Existing Southern Water
Public Foul Rising Main 3.0m
Easement Either Side
(Details obtained from
sewer records, exact
location TBC on site)

Foul Water Connection 1
Subject to Foul Capacity Check
and Section 106 Connection
Agreement from Southern Water
Foul Load 45 Plots

Southern Water Public Foul
Manhole Ref: 3702
(Details obtained from
sewer records, TBC on site)
CL 10.59
IL 7.44 1500
Ex.IL 7.29 3000

Existing Public Foul Water
Manhole Ref: 3703
(Details obtained from
sewer records, TBC on site)
CL 10.64
IL 7.26

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Manhole Ref: 3703
(Details obtained from
sewer records, TBC on site)
CL 10.64
IL 7.26

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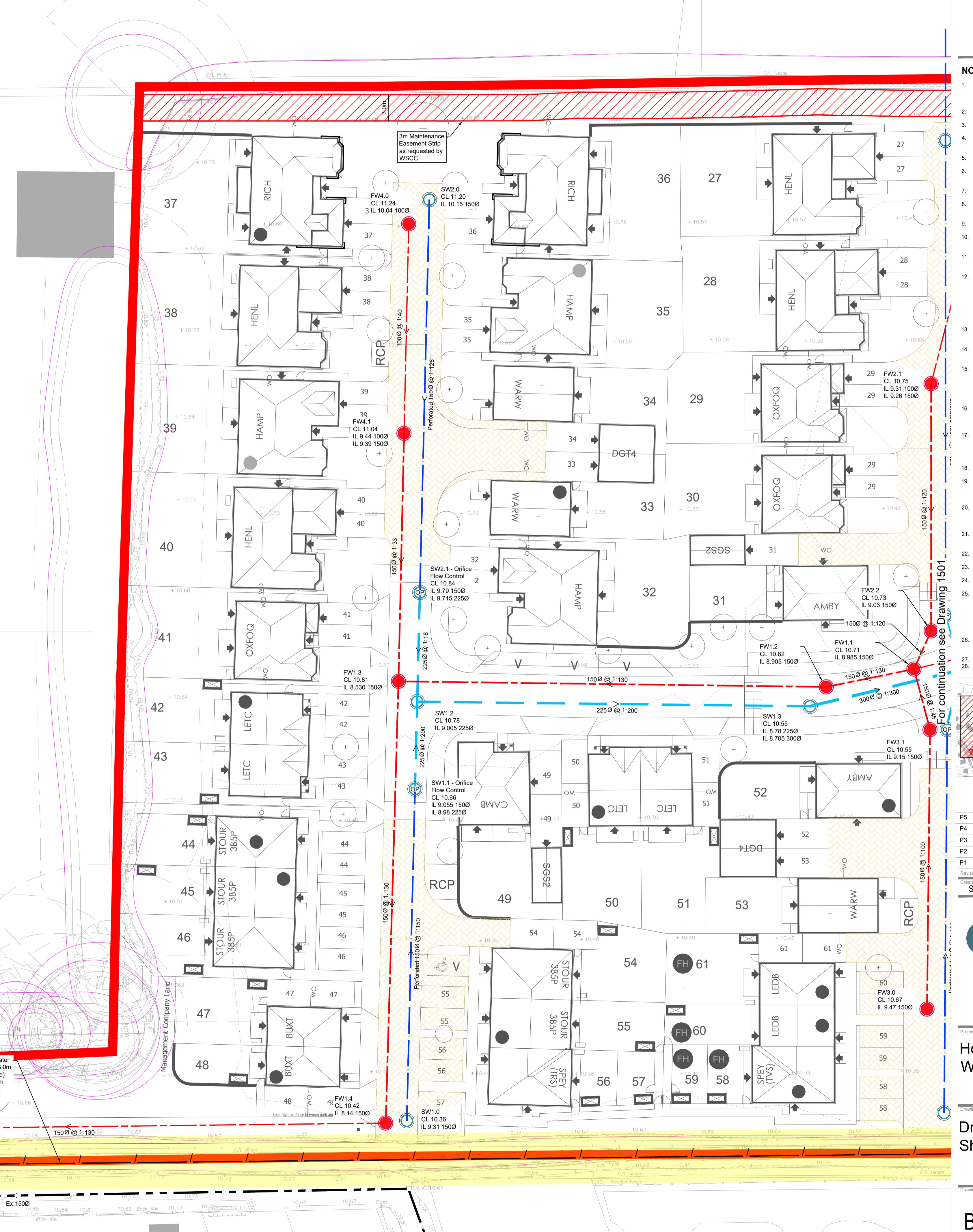
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Existing Public Foul Water
Manhole Ref: 3703
(Details obtained from
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CL 10.64
IL 7.26



NOTES

- DO NOT SCALE THIS DRAWING.
WORK TO FIGURES AND ELEVATIONS ONLY.
ALL DIMENSIONS ARE IN MILLIMETRES (mm)
UNLESS NOTED OTHERWISE.
- This drawing is to be read in conjunction with all relevant Architect's,
Engineer's and Specialist's drawings and their respective Specifications.
- All works to comply with the relevant British Standards, Codes of Practice and
the Building Regulations.
- Any discrepancies between all working drawings, specifications and
schedules of all disciplines to be referred to CTP for
clarification and for the construction of relevant drawings.
- All private drainage works shall be constructed in accordance with Building
Regulations Approved Document H (rated edition) and BS EN 752.
- Prior to commencement of the works the contractor shall liaise with all
relevant authorities to obtain their method approval when appropriate.
- Refer to highways authority for details of existing site conditions and bench
marks.
- Prior to commencement of the works the contractor shall liaise with all
relevant authorities to locate, protect and where necessary divert all existing
services affected by the works.
- The contractor shall ensure the stability of all excavations is maintained
all times and all excavations shall be kept in a safe condition.
- All works in or near the highway shall be in accordance with the
requirements of the Highway Authority. The contractor shall obtain all necessary
licences required to carry out the works within the public highway.
- All works to new or existing public sewers shall be to the approval of the local
water authority and in accordance with Sewerage Sector Guidance - Latest
Edition.
- Prior to commencement of the works all drainage outfall points, whether
existing sewer, drain or watercourse to be verified on site by the contractor.
If any outfall point is found to be lower than the proposed outfall point shown
on the drawings then the design shall be notified immediately (significant redesign of drainage and levels may be necessary). Prior
to commencement of construction on site the contractor shall install all off-site
drainage connections, or satisfy himself that no obstructions are to be found
when the drainage connection is made.
- All covers, gratings and frames to chambers, gullies and their covers, gratings
and frames to be improved, repaired or replaced as necessary to suit their
location within the finished development.
- All covers, gratings and frames to chambers, gullies, channels etc. shall be of
the same class as to suit the location.
- Load Class A125 - Private drives
Load Class B125 - Private roads
Load Class C250 - Basements / parking bays / lightly trafficked roads
Load Class D400 - Main roads
- All existing drainage channels, pipes and other drainage apparatus
shall be protected from damage during the works. The contractor shall take all
necessary measures to ensure that no material enters the drains (other than
that which is required to carry out the work).
- Prior site investigation of existing conditions and any special
requirements for buried concrete (special requirements for buried
concrete shall include all pre-cast and in-situ concrete and mortars). Where appropriate
refer to CTP's site investigation report.
- All pre-cast and in-situ concrete and mortars used in the construction of foul
drains and sewers shall be made from sulphate resisting cement.
- Unless noted otherwise all pipework shall be constructed from 'super strength'
pipes to BS 65, BS EN 295 or UPVC to BS EN 1401 bedded and
backfilled as per the manufacturer's recommendations and the above listed
publications.
- The contractor's attention is drawn to the 7th edition of the Building
Regulations Approved Document H showing details of the drainage
works to be carried out. Where ground levels are used, their level shall be set to
avoid clashing with drain connections.
- Exact location of gullies to be determined on site to suit low points, the
contractor shall ensure that all finished surfaces are laid to falls that are
sufficient for all surfaces to be watertight when in use.
- For the exact location of soil pipes, stubstacks, WC's and other drainage
connections refer to the large scale architectural building plans.
- Rainwater downpipes that do not connect directly to an access point, shall be
fitted with a backflow preventer.
- All drainage channels to be of ACO or similar and to be of a type, size and
capacity suitable for their location.
- Private access fittings, inspection chambers etc. shall be
constructed to the dimensions shown in Tables 11 and 12 of the Building
Regulations Approved Document H and from the materials listed in Table 14.
Access points, inspection chambers and manholes shall be constructed from
products designated for the location in which they are to be used. They
shall be installed in accordance with the manufacturer's/supplier's
recommendations.
- Prior to commencement of any works the existing drainage must be faced to
ensure that no 'live' connections remain, any such connections must be
reported to the contract administrator, prior to diversion into the new drains.
- Pipes shall be laid to a min. gradient 1:100 (1:00 if minimum WC connected),
unless proposed invert levels indicate otherwise.



FOR APPROVAL

P5	Landscape Update	10.12.24	AM	LB
P4	Layout Updated, Ditch Easement Added	29.11.24	SF	LB
P3	Redline Boundary Updated	25.04.24	SP	LB
P2	Landscape Update	19.04.24	SP	LB
P1	Preliminary Issue	10.04.24	SP	LB
Created by:	SF	Date created:	April 2024	Disciplines:
Revisions:		Amendments:		Rev'd:
				Chkd



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Project Title:
Drawing Title:

Hook Meadows
Westergate

Drainage Strategy
Sheet 1

Drawing Number:
B0457-1500

Scale: 1:250 @ A1
Unless Noted Otherwise
Revised: 04/24/2024
Page: P5