DRAINAGE NOTES:

1. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Design and Construction Guidence (published by Water UK), BS8301 & BSEN 752-1.
2. For location and setting out of building drainage points refer to architects drawings.
3. All pipe runs near buildings to comply with the Building Regulations 2002 part H1. Where a pipe is within 1m of a foundation the trench shall be filled with class gen3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class gen3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN3 concrete.
4. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN3 concrete encasement (150mm thick).
5. Where a pipe, under a carriageway, has a depth of cover of less than 1.2m the pipe shall be laid in a concrete bed and surround.
6. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided, compressible boards (fibreboard or polystyrene) shall be provided at a maximum of 6m centres (coinciding with pipe joints), the boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section, a board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
7. All private building drainage shall be constructed in strict accordance with BS EN 752-1. Foul drainage beneath the floor slab shall be laid, shall be laid no flatter than 1:40. Unless otherwise specified below ground building drainage external to the building shall be 100mm diameter and shall be laid at a minimum gradient of (<1l/s = 1 in 40/>1l/s = 1 in 80) for foul drains and 1 in 80 for surface water drains.
8. All building drains shall be laid in conjunction with 'non adoptive bedding details' (class d, n or b) unless otherwise specified.
9. All pipes, bends and junction for private building drainage shall be UPVC conforming to BS4660, BSEN13598 and BSEN14801 as appropriate and shall be laid in accordance with the manufacturer's specification.
10. All pipes, bends and junction materials for adoptable drainage shall be vitrified clay, extra strength or super strength to BSEN295, with flexible joints and kitemark certified
11. All back inlet gullies to be roddable or connected to inspection chambers.
12. Inspection chamber covers are to be adjusted to suit final ground levels.
13. All gully connections other than at manholes to be 'y' junctions.
14. All road gully connections to be 150mm diameter.
15. All stub stacks to be fitted with air admittance valves. Soil and vent pipes located at the head of a run to terminate to fresh air.
16. No low point shall be without a method of drainage.
17. All connections to be soffit to soffit unless otherwise noted.
18. All concrete and concrete products to be in accordance with BRE 363 for sulphates.
19. The locations of all building drainage points shall be cross referenced against the architects drawings during setting out.
20. Before connections are made to existing public sewers an application under 106 must be made to relevant sewerage undertaker.
21. The precise depth and location and size of existing pipes, watecourses or manholes where connections or diversion are proposed must be confirmed and reported to the engineer before works commence on site.
22. Existing drains - any existing drains to be abandoned to be decommissioned in view of building regulations by either building out, infilled or sealed. Any existing drainage including land drainage encountered during site works shall be recorded and reported to the Engineer for assessment.
23. Should groundwater be encountered on site during construction BPC shall be informed to determine if additional measures are required.
24. The drainage drainage system shall be fully cleansed on completion of the project using methods that ensure pollution off site does not occur.
25. Any existing land drains severed during construction shall be reinstated.
26. All patios to fall away from rear doors. All footpaths to have crossfall.

DRAWING LEGEND

	SURFACE WATER DRAINAGE
CL##.## IL ##.##	PRECAST CONCRETE RING MANHOLE (OVER 1.5m DEPTH TO SOFFIT, CP DENOTES CATCHPIT)
RG	450x900 ROAD GULLY
CL ##.## IL ##.##	INSPECTION CHAMBER (MAX 0.6m DEPTH TO INVERT)
CL ##.## IL ##.##	INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT, CP DENOTES CATCHPIT)
YG	TRAPPED YARD GULLY
RE IL ##.##	RODDING EYE
	PRIVATE SURFACE WATER DRAINAGE
	THRESHOLD CHANNEL - AS SPECIFIED BY ARCHITECT
	PERMEABLE PAVING (TANKED WITH CONNECTION TO SURFACE WATER DRAINAGE SYSTEM)
	SURFACE WATER DIFFUSER UNIT
	FOUL WATER DRAINAGE
CL##.## IL ##.##	INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT). WHERE A CHAMBER COLLECTS AN SVP AND DC/SS, SVP SHALL USE MAIN CHANNEL
CL##.## IL ##.##	SHALLOW INSPECTION CHAMBER (MAX 0.6m DEPTH TO INVERT) (WHERE A CHAMBER COLLECTS AN SVP AND DC/SS, SVP SHALL USE MAIN CHANNEL
SVP	DENOTES SVP VENTING TO ATMOSPHERE (OTHER SVP'S CAN BE FITTED WITH AAV'S)
CL ##.## IL##.##	PRECAST CONCRETE RING MANHOLE (OVER 1.5m DEPTH TO SOFFIT)
	PRIVATE FOUL WATER DRAINAGE
	MISC
SSL 51.10 FFL 51.10	PROPOSED BUILDING STRUCTURAL SLAB LEVEL PROPOSED BUILDING FINISHED FLOOR LEVEL
	MASONRY RETAINING WALL
2C	ADDITIONAL FACE BRICKWORK AND NUMBER OF COURSES
1:12	FALL AND GRADIENT
53.800	PROPOSED SPOT LEVEL
53.800	EXISTING SPOT LEVEL
	SITE BOUNDARY
! #5	HAZARD - REFER TO TABLE
	UNDEFINED SERVICE MARGIN - NO EDGING

NOTES

A0

1. This drawing is to be read in conjunction with all other Bright Plan Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. Bright Plan Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. Bright Plan Civils logos and company information must be removed from copies if information is re-used.
7. The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
8. The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
9. The contractor must comply with all current legislation relating to health & safety.
10. All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any Bright Plan Civils drawings, the manufacturers instructions must be used.
11. All earthworks shall be in accordance with Specification for Highway Works with 6F1 or 6F2 material used to increase levels where required

RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

1. Unknown services/depths within work zone. Contractor to undertake necessary precautions and investigation prior to excavating.
2. Existing HV Electric main. Contractor is to prepare a method statement to ensure operatives are familiar and competent with the dangers of working near HV electric mains.
3. Working in live sewers and watercourses. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers and watercourses.
4. Excavations within close proximity to existing trenches.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

Rev	Amendments	Date
C	Permeable paving areas adj', notes updated, HV elec main shown	15/12/21
B	Updated to suit clients comments	06/12/21
A	Updated to suit clients comments	24/08/21

BRIGHT PLAN CIVILS
Transport Planning and Infrastructure Design Consultants
2 West Barn, Horton Lane, Chichester, West Sussex PO20 3AF
Tel: 01243 271418
www.bpcivils.co.uk

Drawing Status: TENDER

Client: Thakeham

Project: Land at Lidsey Road, Woodgate, West Sussex

Drawing title: Technical Layout

Scale	Date	Drawn By	Checked By
1:200	June 2021	LDF	MJA

Drawing No.: D1757-13-1 Rev: C