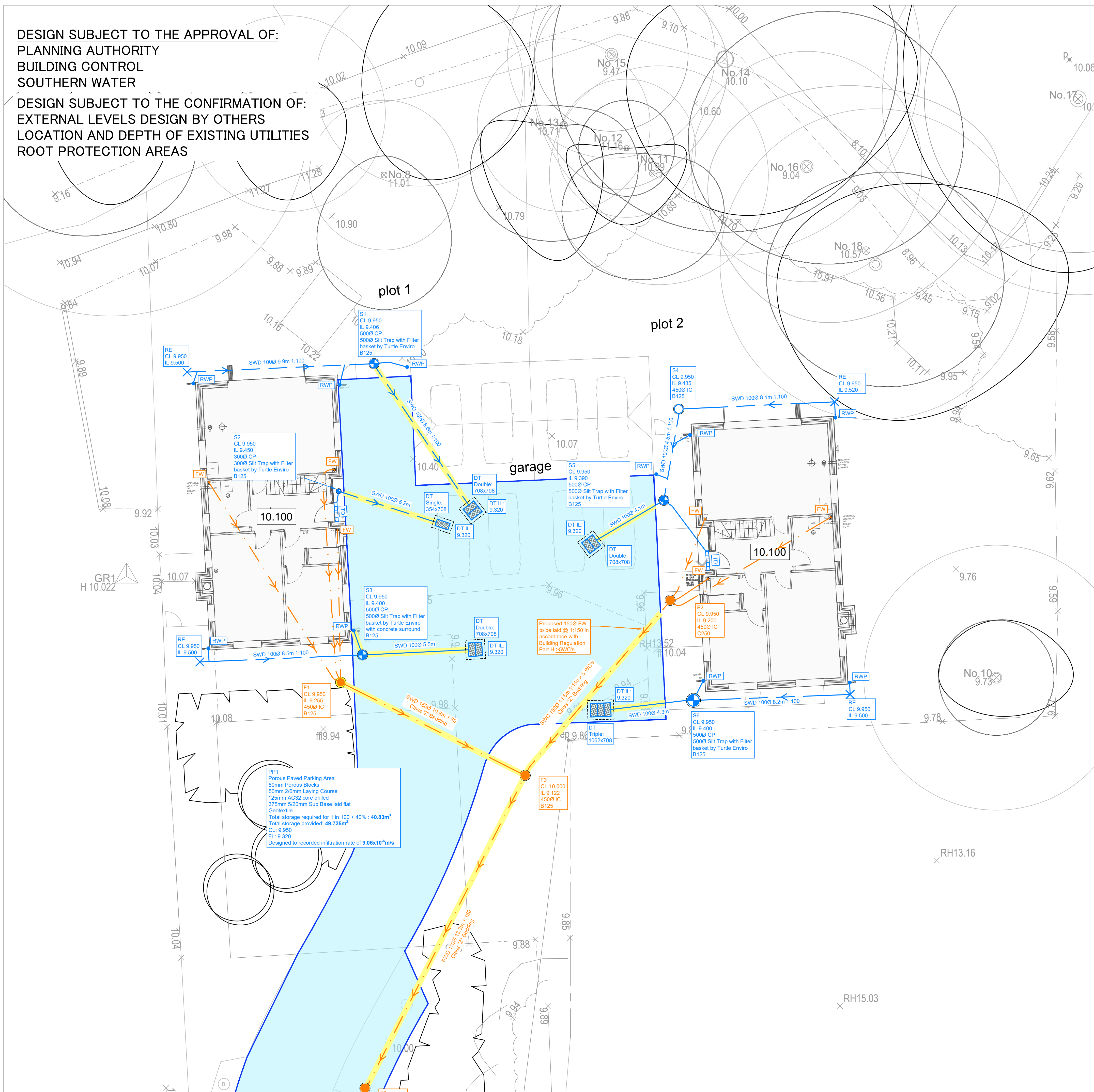


DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN BY OTHERS
LOCATION AND DEPTH OF EXISTING UTILITIES
ROOT PROTECTION AREAS



EXISTING FEATURES

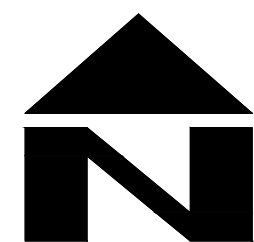
PROPOSED FEATURES

100Ø 4.5m 1:100
3 BED

MH	- MANHOLE
IC	- INSPECTION CHAMBER
AC	- ACCESS CHAMBER
CP	- CATCHPIT
BC	- BRAKE CHAMBER
RE	- RODDING EYE
IL	- INVERT LEVEL
SL	- SUMP LEVEL
CL	- COVER LEVEL

1. Proposed permeable paving designed to measured rate of 9.06×10^{-6} m/s and factor of safety 3.0.
2. Existing access road to be replaced with permeable block paving or similar permeable surface finish to Client's specification.
3. Private FW Drainage to be 1500 sewer laid on 1:150 gradient as shown on drainage plan in accordance with Building Regulation Part H 5WCs .
4. Existing public foul sewer location as taken from Southwestern Water Asset plan. Exact location and depth to be confirmed on site prior works commencing.

1. DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
5. BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST TAKE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
6. ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS ADJUTING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZE PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. THIS IS NOT POSSIBLE IF THE ENGINEER IMMEDIATELY.
7. COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
8. ALL UN-REFERENCED PIPES ARE ASSUMED TO BE 100mm DIA.
9. ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 296 AND BS65 (SWT ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911(PART 1).
10. ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE 400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
11. ALL ADAPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR ADOPTION' 8TH EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
13. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE SUBMITTED UPON COMPLETION OF THE PROJECT.
14. SUB CONNECTIONS TO ADAPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
15. IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
16. NO PRIVATE AREAS ARE TO DRAIN INTO ADAPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVERS, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT.
19. UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION.
20. MANHOLE AND CHAMBER COVER GRADES:



R = RECORD Record of actual completed work

P1	04.10.22	UPDATED TO SUIT LLFA COMMENTS	TZ	CS	CS
P-	09.03.22	PRELIMINARY ISSUE	TZ	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

			
Consulting Civil Engineers			
CLIENT			
HP DEVELOPMENTS			
ARCHITECT			
SMITH SIMMONS & PARTNERS			
JOB TITLE			
THE GRANGE, WESTERGATE STREET WESTERGATE PO20 3SQ			
DRAWING TITLE			
PROPOSED DRAINAGE LAYOUT SHEET 1 OF 2			
DRAWN	ENGINEER	CHECKED	APPROVED
TZ	TZ	CS	CS
DATE	SCALE @ A1		
MARCH 2023	1:100		
JOB No.	STATUS	DRAWING No.	REV.
C1967	P	100	P1

PRELIMINARY