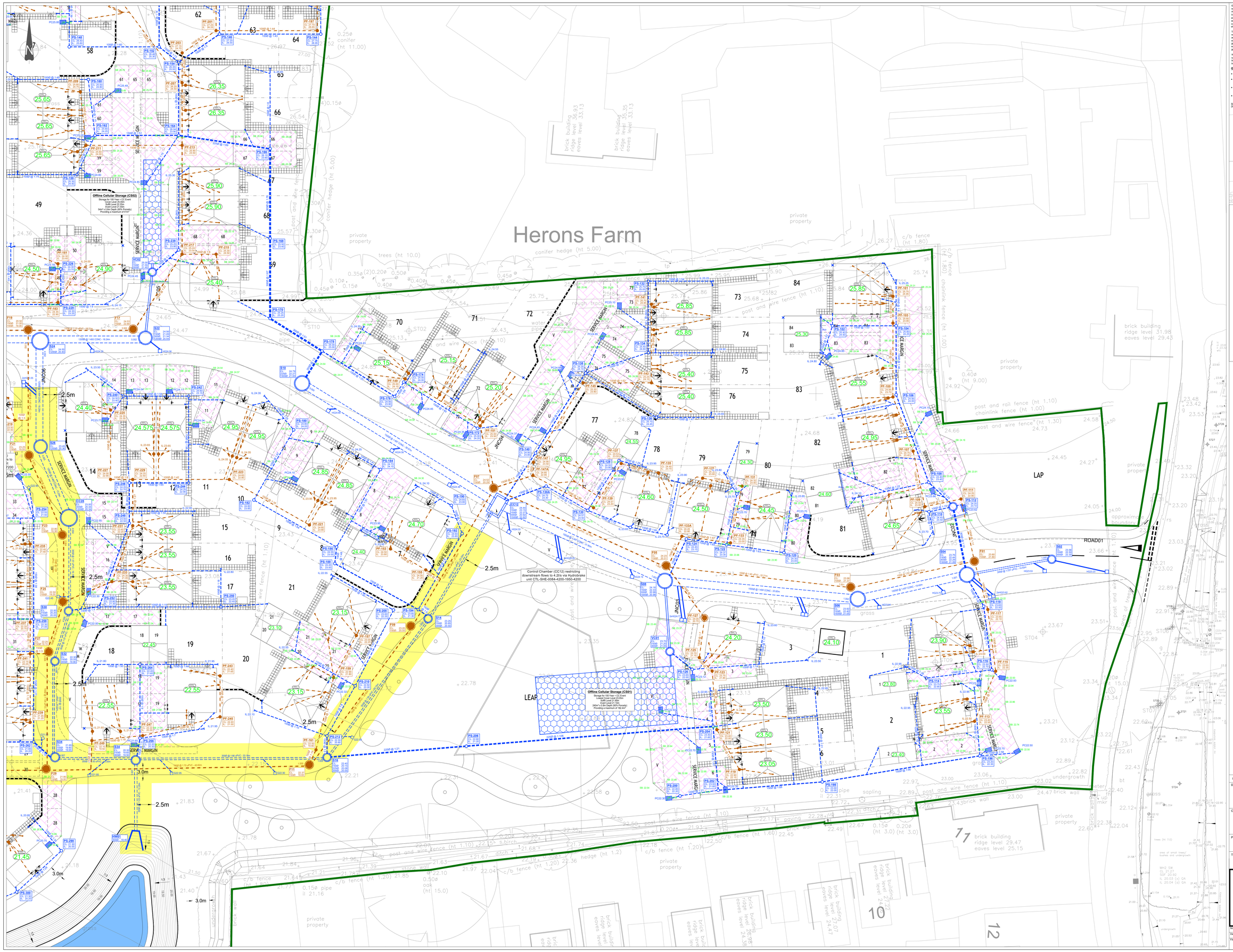

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The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply with current Building Regulations, Approved Documents, British Standard Specifications, Building Regulations etc, whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect Rock ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any suspect Rock should indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

SHEET LAYOUT
(NOT TO SCALE)

Drainage Legend

General

- Development Boundary
- Sewer Easement
- 00.00 Finished Floor Level
- 00.00 Garage Slab Level

Infrastucture Drainage

- SW Sewer & Manhole
- S03 CL 00.00 D200 00.00 — SW Manhole Reference
- FW Sewer & Manhole
- F01 CL 00.00 D300 00.00 — FW Manhole Reference
- Offline Cellular Storage Tank (100 Year + CC alternative)
- HG03.60 — Highway Gully & Connection (Gully Cover Level)

Plot Drainage

- 100⌀ @ 1.50 — SW Sewer (Pipe Diameter & Gradient)
- PS-102 CL 00.00 — SW Inspection Chamber Reference
- SW S25mm / 300mm Inspection Chamber
- SW Rodding Eye
- 100⌀ @ 1.50 — FW Sewer (Pipe Diameter & Gradient)
- PF-101 CL 00.00 — FW Inspection Chamber Reference
- FW S25mm / 300mm Inspection Chamber
- Permeable Paving with Tanked Sub-Base
- 100⌀ — Yard Gully & Connection (Gully Cover Level)
- Aco — Aco Channel & Gully
- D.C. — Dished Channel & Gully
- PC00.00 — Permanent Collector & Connection (Collector Invert Level)

Rev.	Description	Date	By
A	Minor drainage amendments to suit drainage planning officers comments. Saddle connections serving more than one property connected re-routed to connect directly to manhole. Cover levels checked and corrected where required.	04/10/2021	OB
	First Issue	31/08/2021	OB

Drawing Status

FOR INFORMATION

This drawing is for informative purposes only.
Please refer to drawing no. 20079/100/S104 & 20079/111-113 for construction plans.

Client

PERSIMMON
Together, we make a home

Project

Dappers Lane
Angmering, West Sussex

Title

Master Drainage Layout Plan
Sheet 2 of 3

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Scale	A0 @ 1:200	Drawn	OB
Date	August 2021	Checked	
File	20079 / dwgs / civils / current	Drawing	20079 / 117 A

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