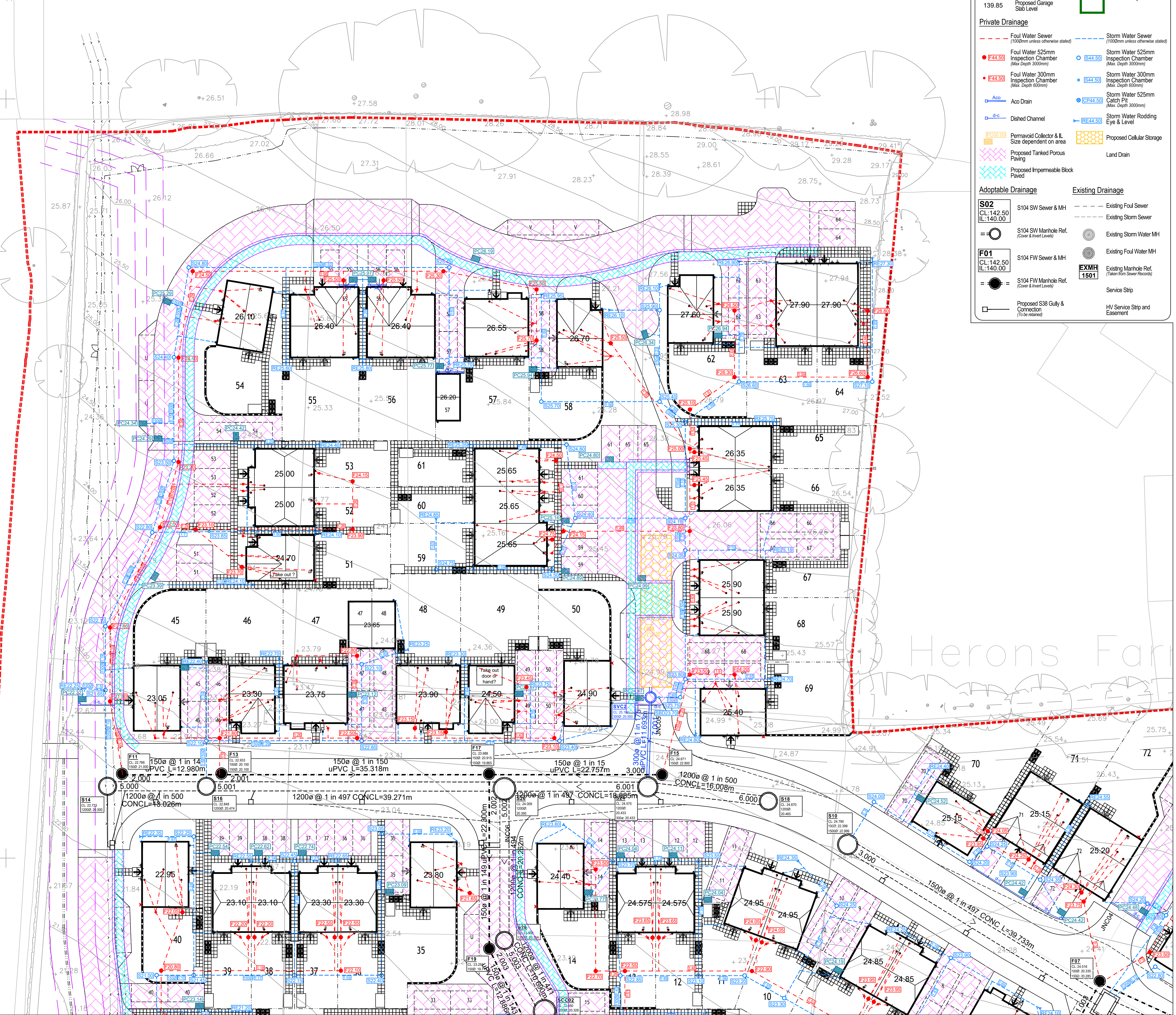


507000E

507000E

**Drainage Legend:****General**

140.00 Proposed Finished Floor Level
139.85 Proposed Garage Slab Level

Site Boundary

Private Drainage

--- Foul Water Sewer (1000mm unless otherwise stated)
--- Storm Water Sewer (1000mm unless otherwise stated)
● F44.50 Foul Water 525mm Inspection Chamber (Max Depth 3000mm)
● S44.50 Storm Water 525mm Inspection Chamber (Max Depth 3000mm)
● F44.50 Foul Water 300mm Inspection Chamber (Max Depth 600mm)
● S44.50 Storm Water 300mm Inspection Chamber (Max Depth 3000mm)
--- Aco Drain
--- Storm Water 525mm Catch Pit (Max Depth 3000mm)
--- Storm Water Rodding Eye & Level
--- Proposed Cellular Storage
--- Land Drain

Adoptable Drainage

S02 CL:142.50 IL:140.00
S104 SW Sewer & MH
S104 SW Manhole Ref. (Cover & Invert Levels)
F01 CL:142.50 IL:140.00
S104 FW Sewer & MH
S104 FW Manhole Ref. (Cover & Invert Levels)
Proposed S38 Gully & Connection (To be installed)

Existing Drainage

--- Existing Foul Sewer
--- Existing Storm Sewer
● Existing Storm Water MH
● Existing Foul Water MH
EXMH 1501
Existing Manhole Ref. (Taken From Survey Records)
Service Strip
HV Service Strip and Easement

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 compliant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc, whether or not specifically stated in 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 fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

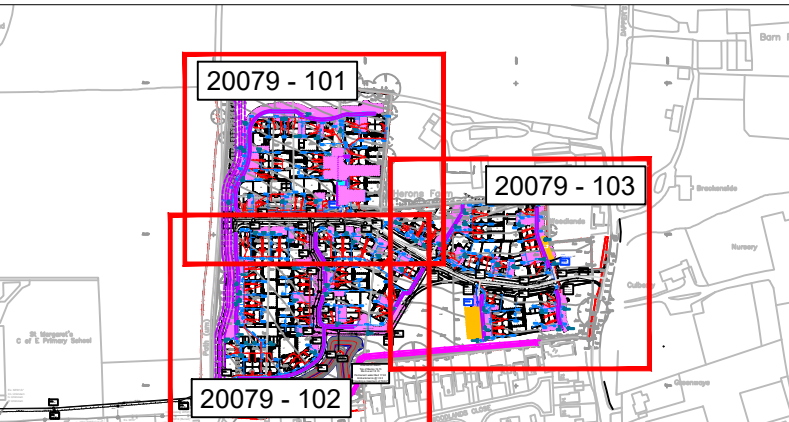
Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate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

© This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

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 site conditions to be reported immediately to the Engineer prior to commencement of works.
- BUILDING DRAINAGE NOTES**
- Building drainage shall comply with BS EN 752:2008 and the Building Regulations 2002 part H.
 - All SVP, RVP and DRS are indicative and must be confirmed on site using latest architectural plans. Any discrepancies must be reported to Engineer prior to commencement on site.
 - All building drainage shall be 150mm diameter unless shown otherwise.
 - All connections to adoptable sewers shall be 150mm diameter.
 - All building drainage shall be clayware to BS EN 252 or uPVC to BS 4660 and BS EN 1401-1 with Class B or Class S bedding unless shown otherwise.
 - All pipes under buildings without suspended floors shall have Class S bedding.
 - Concrete protection shall be provided to all pipes with less than 300mm cover in pedestrian areas, to all pipes with less than 600mm cover in private driveways not used by commercial vehicles, and to all pipes with less than 1200mm cover in roads or private driveways used by commercial vehicles. Where concrete surrounds is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreglass at each joint.
 - Where a pipe passes through a wall an opening is to be formed to give at least 50mm clearance around the pipe. Bitumen over shall be supported by a filler. The opening is to be made each side with rigid sheet material. Pipes embedded in walls shall have a joint formed within 150mm of each wall face. A rocker pipe of maximum 600mm length shall be used to continue the pipework.
 - Where a pipe trench is within 1m of a building, the pipe is to be provided with concrete protection and the trench filled with concrete up to a level below the building equal to the distance from the building less 150mm.
 - Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted D70 Type 2 material or better.
 - Inspection chambers located within garages are to have double seal bolt down covers.
 - All private drives which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
 - Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water discharging the building.
 - The invert level of an access chamber on a foul drain from a building is to be set 600mm below finished ground level unless otherwise shown.
 - The invert level of a rodding eye at the head of a surface water drain is to be set 450mm below finished ground level unless otherwise shown.

SHEET LAYOUT SCALE = 1:500



F	Foul Lateral to F15 increased to 150e and plot 14 foul drainage re-directed.	22/04/2021	LH
E	Hatching amended.	23/03/2021	SH
D	Impermeable block paved areas added to suit Service Strips requested by Client	17/03/2021	LH
C	Land Drainage outfalls are to be connected into the Bedding and surround of plot drainage where no obvious outfall is available. Under no circumstances should Land Drainage be connected directly into the Surface Water System.	09/02/2021	CS
B	Service Strips and HV Cables Easement added to drawing, Plot Drainage altered to suit Services.	19/01/2021	LH
A	Ref to permeable collector sizing added to key. Additional porous base levels added, Private Drainage altered to suit services, strategy and Cellular Storage crates.	08/01/2021	LH
-	First Issue	19/10/2020	LH

Rev.	Description	Date	By
------	-------------	------	----

Drawing Status

PRELIMINARY

Subject to Client approval as part of ongoing consultations and design check, amendments may therefore be required.

Client

PERSIMMON
Together, we make a home

Project

A77 Dappers Lane,
Angmering

Title

Private Drainage
Layout Plan - Sheet 1 of 3

BANNERS GATE

CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.co.uk

Scale

Date

File

20079 / dwg / civils / current

20079 / 111 Rev F