



DRAINAGE LEGEND

EXISTING FEATURES

- Existing foul water sewer/drain and manhole
- Existing surface water sewer/drain and manhole
- Existing foul/surface water sewer/drain and manhole to be abandoned

PROPOSED FEATURES

- Foul Drainage
- Surface Water Drainage
- Pipe crossing (thickening denotes pipe above)
- Channel drain
- Rainwater pipe
- Storm water access chamber (3000)
- Storm water inspection chamber (4500)
- Storm water manhole (10500)
- Storm water catchpit chamber (4500)
- Storm water rodding eye
- Extent of permeable paving with porous sub-base
- Geocellular soakaway - Polypipe Polystorm R-units (or similar approved) wrapped in permeable geotextile. Min Cover 0.6m in landscaped areas only
- Permavoid distribution tank
- Road gully
- Services strip (Delineated with stretcher course of blocks where appropriate)
- Infiltration trench 0.45m width to reach gravel layer approx 1.4m below existing ground level
- Soil stack (type TBC by architect/m&e engineer)
- Foul water access chamber (3000)
- Foul water inspection chamber (4500)
- Finished floor level
- Pipe info - diameter, length, gradient, bedding type
- ABBREVIATIONS**
 - MH - MANHOLE
 - IC - INSPECTION CHAMBER
 - CP - ACCESS CHAMBER
 - CP - CATCHPIT
 - BC - BRAKE CHAMBER
 - RE - RODDING EYE
 - IL - INVERT LEVEL
 - SL - SUMP LEVEL
 - RA - RESTRICTED ACCESS COVER
 - CL - COVER LEVEL
 - TL - TOP OF CELLULAR SA
 - BL - BASE OF CELLULAR SA
 - FL - FORMATION LEVEL

FOUL DRAINAGE CHAMBER SCHEDULE							
REF	E	N	CL	IL	DEPTH TO IL	DIA	COVER GRADE
F1	494651.503	105798.470	15.525	14.625	0.900	450mm	B125
F2	494649.318	105792.673	15.525	14.625	0.900	450mm	B125
F3	494648.905	105785.808	15.525	14.625	0.900	450mm	B125
F4	494652.711	105791.394	15.522	14.529	0.993	450mm	C250
F6	494651.632	105772.154	15.400	14.281	1.119	450mm	D400
F7	494662.713	105773.458	15.525	14.625	0.900	450mm	A15
F8	494668.683	105770.409	15.525	14.625	0.900	450mm	A15
F10	494683.229	105764.739	15.525	14.549	0.976	450mm	A15
F11	494689.519	105763.073	15.525	14.625	0.900	450mm	A15
F12	494705.954	105758.032	15.525	14.625	0.900	450mm	A15
F13	494712.466	105755.539	15.525	14.625	0.900	450mm	A15
F14	494727.484	105750.829	15.525	14.600	0.925	450mm	A15
F15	494725.334	105732.509	15.475	14.575	0.900	450mm	A15
F16	494727.380	105737.894	15.475	14.503	0.972	450mm	A15
F17	494721.158	105745.735	15.400	14.380	1.020	450mm	D400
F18	494702.252	105748.386	15.475	14.455	1.020	450mm	A15
F19	494679.087	105761.721	15.400	13.767	1.633	450mm	D400
F20	494666.005	105762.472	15.375	14.525	0.850	450mm	A15
F21	494658.220	105737.514	15.375	14.525	0.850	450mm	A15
F23	494661.347	105728.973	15.375	14.625	0.750	450mm	A15
F24	494662.800	105730.658	15.375	14.450	0.925	450mm	A15
F25	494659.301	105721.888	15.375	14.625	0.750	450mm	A15
F26	494657.881	105717.826	15.375	14.571	0.804	450mm	A15
F27	494660.890	105702.416	15.375	14.475	0.900	450mm	A15
F28	494651.308	105704.687	15.375	14.475	0.900	450mm	A15
F29	494654.824	105712.770	15.375	14.250	1.125	450mm	A15
F30	494667.987	105731.417	15.280	13.552	1.728	450mm	D400
F31	494671.421	105719.942	15.280	13.472	1.808	450mm	D400
F32	494673.332	105712.600	15.225	14.475	0.750	450mm	A15
F33	494677.569	105711.142	15.225	14.350	0.875	450mm	A15
F34	494682.101	105709.268	15.225	14.475	0.750	450mm	A15
F35	494686.279	105707.681	15.240	14.350	0.890	450mm	A15
F36	494691.787	105710.902	15.148	13.323	1.825	450mm	D400
F37	494703.075	105695.104	14.910	13.194	1.716	450mm	D400
F38	494702.349	105677.610	14.750	13.077	1.673	450mm	B125
F39	494688.533	105641.979	14.500	12.822	1.728	450mm	D400
F40	494677.987	105623.835	14.330	12.682	1.648	450mm	D400
F41	494689.463	105740.741	15.475	14.575	0.900	450mm	A15
Temp1	494706.686	105696.189	15.010	13.900	1.110	450mm	C250
Temp2	494683.989	105684.613	15.100	14.200	0.900	450mm	C250

SURFACE WATER DRAINAGE CHAMBER SCHEDULE							
REF	E	N	CL	IL	DEPTH TO IL	DIA	COVER GRADE
2	494652.983	105802.081	15.525	15.001	0.524	450	C250
4	494650.374	105774.395	15.400	14.000	1.4	450	D400
6	494657.532	105775.081	15.450	14.840	0.61	450	B125
8	494665.593	105771.603	15.450	14.830	0.62	450	A15
11	494697.438	105775.475	15.525	14.890	0.635	450	B125
12	494677.183	105769.346	15.500	14.809	0.691	450	B125
13	494675.504	105764.845	15.400	13.820	1.58	450RA	D400
15	494688.520	105767.106	15.525	14.899	0.626	450	A15
18	494701.213	105767.949	15.525	14.890	0.635	450	B125
19	494698.958	105761.821	15.500	14.809	0.691	450	B125
21	494729.924	105746.816	15.450	14.835	0.615	450	A15
24	494723.215	105760.820	15.525	14.890	0.635	450	B125
25	494719.332	105750.694	15.450	14.643	0.807	450	B125
26	494716.557	105749.244	15.400	14.200	1.2	450	D400
28	494710.305	105759.554	15.525	14.894	0.631	450	A15
29	494698.825	105736.540	15.400	13.592	1.808	600	D400
31	494727.896	105736.966	15.475	14.805	0.67	450	A15
32	494702.101	105746.839	15.475	14.200	1.275	450RA	A15
33	494694.411	105749.761	15.475	13.542	1.933	900CP RA	C250
35	494694.523	105728.309	15.475	14.576	0.899	450	A15
37	494672.102	105760.411	15.375	14.701	0.674	450	A15
38	494673.294	105756.869	15.375	14.655	0.72	450	A15
40	494649.212	105740.535	15.375	14.873	0.502	450	A15
42	494684.883	105734.735	15.375	14.615	0.76	450	B125
43	494686.989	105740.276	15.375	14.383	0.992	450	A15
44	494680.189	105735.261	15.400	14.207	1.193	450CP	B125
47	494649.805	105696.413	15.225	14.736	0.489	450	A15
48	494656.725	105714.237	15.375	14.445	0.93	450	B125
51	494687.654	105707.945	15.220	14.581	0.639	450	B125
52	494672.425	105713.842	15.225	14.376	0.849	450	A15
53	494669.811	105719.892	15.240	14.190	1.05	450	D400
54	494683.822	105725.946	15.400	13.999	1.401	450CP	B125

POROUS SHARED ACCESS AREAS (PP1)

Permeable paved surface with porous sub-base discharging to ground.

Comprising:

- 80mm Permeable Block Paving
- 50mm Laying Course
- 80mm Running Course AC10 (Core Drilled)
- 350mm voided Sub Base
- Geotextile (Terram T1000)

POROUS SUB-BASE WITH IMPERMEABLE SURFACE (SITE ENTRANCE)

Impermeable Tarmac surface with porous sub-base discharging to ground.

Comprising:

- 30mm Wearing Course
- 60mm Binder Course
- 125mm Base Course
- 350mm voided Sub Base
- Geotextile (Terram T1000)

POROUS PARKING AREAS (PP2)

Permeable paved surface with porous sub-base discharging to trenches in access ways

Comprising:

- 60mm Permeable Block Paving
- 80mm DBM Running course AC10 (Core Drilled)
- 50mm Laying Course
- 250mm voided Sub Base
- Impermeable Membrane

POROUS PARKING AREAS - FORMATION

Formation level of permeable paved parking areas to be laid to a nominal fall to allow water to pass directly from driveways' sub-bases to the access road sub-base.

Sub-bases for parking areas to be contiguous with the sub-base for the main access ways with no barrier between them.

CONNECTION TO FOUL SEWER SUBJECT TO S106 CONSENT. CONNECTION LEVEL TO BE CONFIRMED AND REPORTED TO ENGINEER PRIOR TO START OF ANY WORKS AS THERE IS NO SLACK AVAILABLE.

Ex F1
CL 14.580
IL 12.625
From Developer-TBC

Site Specific Notes

- All storage volumes are designed to the critical 1 in 100 year storm event plus an allowance of 45% for the predicted effects of climate change.
- Soakaways including infiltration trenches designed to 1.89x10⁷m³ recorded infiltration rate.
- All infiltration structures to be located min 5m from any building and with min 600mm cover to units in landscaped areas (see drawing for variations).
- Geo-cellular structures to be fitted with vent and in full accordance with manufacturer's guidance.

STANDARD DRAINAGE NOTES

- DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
- ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
- BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE 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.
- ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
- COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
- ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA.
- ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS95 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911-PART 1.
- ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
- ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
- 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 PREPARED UPON COMPLETION OF THE PROJECT.
- STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
- 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.
- NO PRIVATE AREAS ARE TO DRAIN INTO ADOPTABLE AREAS AND VICE VERSA.
- ALL EXISTING MANHOLE COVER'S, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT.
- UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL COVEY SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION.
- PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
- MANHOLE AND CHAMBER COVER GRADES:
 - 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
 - 'B125' IN ALL DRIVEWAYS
 - 'C250' IN PRIVATE PARKING AREAS
 - 'D400' IN CARRIAGEWAY/ACCESS ROAD

Prefixed to drawing numbers shall signify the following:-

PL = PLANNING	Shall not be used for contract or construction purposes
P = PRELIMINARY	Shall not be used for contract or construction purposes
T = TENDER	Shall not be used for construction purposes
C = CONSTRUCTION	These are the only drawings that shall be used for construction purposes
R = RECORD	Record of actual completed work

C2	23.01.26	Surface water drainage revised to SI	SFC	CS	CS
C1	13.12.25	CONSTRUCTION ISSUE	SFC	CS	CS
P5	12.12.25	Revised to client comments	SFC	CS	CS
P4	18.12.25	Revised to client comments	SFC	CS	CS
P3	28.11.25	Chamber schedule added	SFC	CS	CS
P2	28.11.25	Soakaways revised	SFC	CS	CS
P1	14.11.25	FIRST ISSUE	SFC	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP



CLIENT	METIS HOMES				
ARCHITECT					
JOB TITLE	LAND TO REAR OF CROFT SURGERY EASTERGATE				
DRAWING TITLE	PROPOSED DRAINAGE LAYOUT SHEET 2				
DRAWN	SFC	ENGINEER	SFC	CHECKED	CS
DATE	NOV '25		SCALE @ A1		1:200
JOB No.	C3875	STATUS	C	DRAWING No.	102
REV.					2

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
WATER AUTHORITY

DESIGN SUBJECT TO THE CONFIRMATION OF:
GROUNDWATER DEPTH
LOCATION AND DEPTH OF EXISTING UTILITIES

FOR CONSTRUCTION