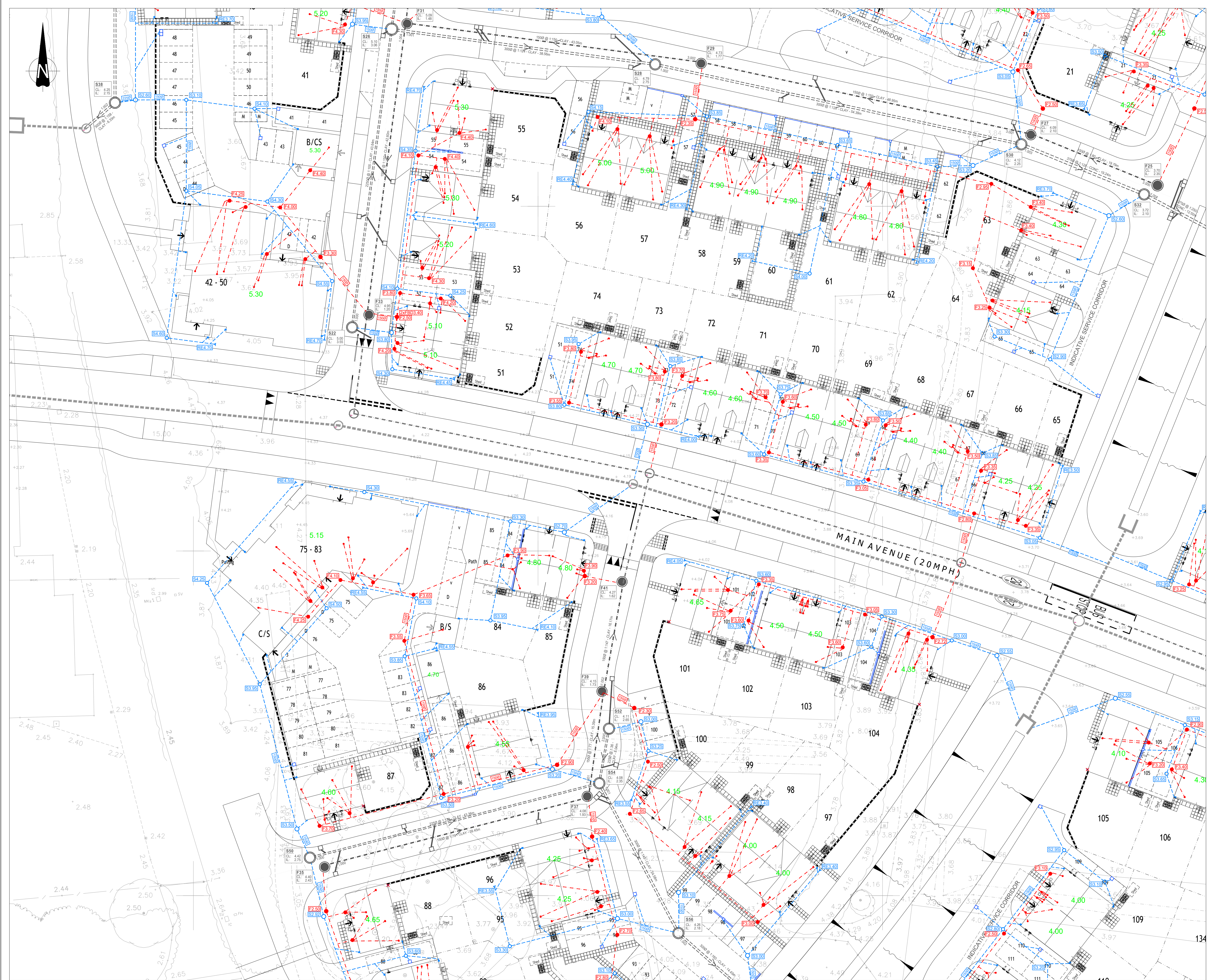




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GENERAL NOTES:

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are finished floor levels and are 100mm 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.
- The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and street drainage details and ensure that they are fully compliant with the current building regulations and requirements of the site investigation report before work starts. The Contractor is to comply with current building regulations, British Standard Specifications, Building Regulations and any other relevant legislation and standards.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure detailed (including drainage) must be investigated by the Contractor any area of formation for road structures which do not accord with the envisaged conditions as described in the site investigation report are to be removed, refilled to the original level and ground to be provided as described in the site investigation report and to be investigated further by a suitable geotechnical report. Any earthworks shown indicate typical slopes for guidance only and should not be investigated further by a suitable geotechnical report.
- Where existing trees are shown to be retained they should be subject to a full Arborescence 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.

BUILDING DRAINAGE NOTES:

- Building drainage shall comply with BS EN 752:2008 and the Building Regulations 2002 Part H (updated 2015).
- All 600mm and 800mm manholes and inspection chambers shall be constructed on site using steel structural pipes. Any discrepancies must be reported to Engineer prior to commencement of site.
- All building drainage shall be 100mm diameter unless otherwise shown.
- All building drainage shall be clayware to BS EN 205 or UPVC to BS 6062 and BS EN 1401-1 with Class B or Class S bedding unless otherwise shown.
- 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 drives and to all pipes with less than 1000mm cover in public areas. Where concrete surrounds are provided, they shall be constructed to BS EN 12407-1 and shall be maintained by using compressible granular material throughout its depth.
- Where a pipe passes through a wall an opening is to be formed to give at least 50mm clearance around the pipe. Backfill over shall be compacted to BS EN 12407-1 and shall be maintained by using compressible granular material throughout its depth.
- Where a pipe enters within 1m of a building, the pipe is to be protected with concrete protection and the trench filled with concrete up to the level of the building floor to the building floor level.
- Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted DTP Type 2 material under the pipe.
- Inspection chambers located within garages are to have double seal ball 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 damaging the highway.
- Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water damaging the building.
- The invert level of a rodding eye at the head of a surface water drain is to be set 400mm below finished ground level unless shown otherwise.
- The maximum depth of both foul and storm access chambers is 600mm below finished ground level.
- The invert level of an access chamber on a foul drain from a building is to be set in accordance with the following table unless otherwise shown. The invert level of an access chamber on a storm drain from a building is to be set in accordance with the following table unless otherwise shown.

Minimum Invert Depth below FFL	Maximum Length of Connection	8m	11m	14m	17m	20m
100mm	100mm	100mm	100mm	100mm	100mm	100mm

Inspection Chamber to be used for connections longer than 12m as stated in Part H.

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)
- Foul Water 525mm Inspection Chamber (Max. Depth 3000mm)
- Storm Water 525mm Inspection Chamber (Max. Depth 3000mm)
- Foul Water 300mm Inspection Chamber (Max. Depth 500mm)
- Storm Water 300mm Inspection Chamber (Max. Depth 500mm)
- Foul Water Backdrop (& Incoming Invert Level)
- Storm Water Backdrop (& Incoming Invert Level)
- Foul Water Pipe Diameter
- Storm Water Rodding Eye & Level
- App Drain
- Storm Water Pipe Diameter
- Dished Channel
- RWP Added
- Yard Gully
- RWP Removed

Adoptable Drainage

- S104 FW Sewer & MH
- S104 SW Sewer & MH

CL: 142.50 IL: 140.00	S104 FW Manhole Ref. (Cover & Invert Levels)	S02 CL: 142.50 IL: 140.00	S104 SW Manhole Ref. (Cover & Invert Levels)

First Issue 02/02/2022 OB

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 Littlehampton Phase 5

Title Plot Drainage Layout Plan Sheet 4 of 7

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Scale A1 @ 1:250 Drawn OB

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