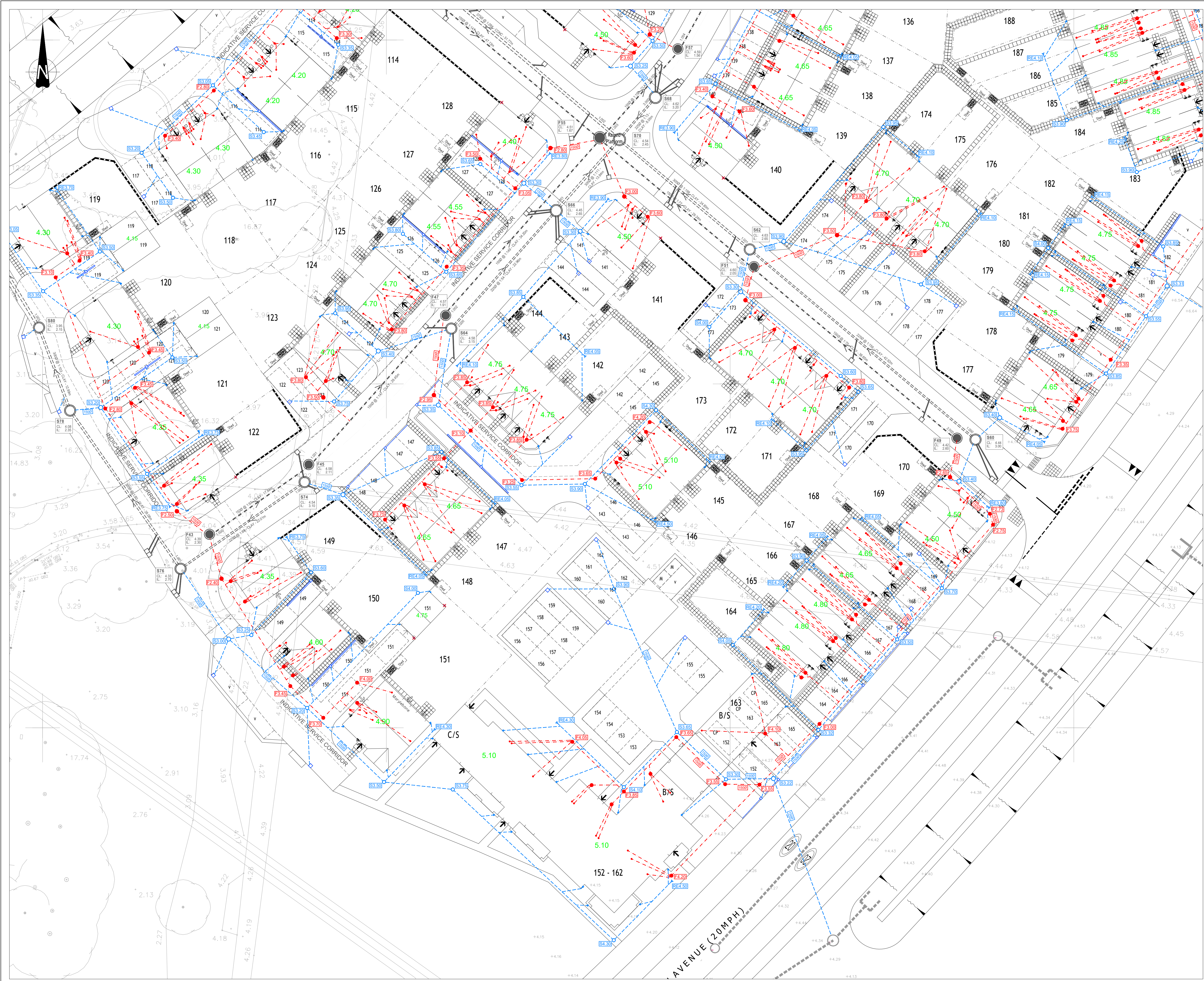




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GENERAL NOTES

- 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 side 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 levels of ground at construction points and show that they fully comply with the contract and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building regulations, British Standard Specifications, Building Regulations and any other relevant legislation.
- This drawing is intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure described (including drainage) must be investigated by the Contractor any area of formation for road structures which do not accord with the anticipated conditions as described in the site investigation report are to be removed, refilled to the original level and the ground conditions must be confirmed by a suitable report. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical report.
- Where existing trees are shown to be retained they should be subject to a full arboricultural inspection prior to 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 100mm depth and 100mm diameter foul water pipes shall be laid in accordance with BS EN 752 2008. Any discrepancies must be reported to the Engineer prior to commencement of work.
- All building drainage shall be 100mm diameter unless otherwise shown.
- All building drainage shall be clayware to BS EN 285 or UPVC to BS EN 14011 with Class B bedding unless otherwise shown.
- All pipes under buildings without suspended floors shall have Class B bedding.
- Concrete protection shall be provided to all pipes with less than 200mm 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 roads or private drives.
- 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 in 100mm layers to the finished ground level and shall be protected by a suitable surface finish.
- 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 the finished ground level.
- Where the formation of a pipe trench is above original ground level it is to be made up with well compacted DTP Type 2 material or better.
- 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 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 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 800mm 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.
- 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.

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

Inspection Chamber to be used for connections longer than 10m as stated in Part H.

SHEET LAYOUT SCALE 1:5000

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

- F01 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)

Rev.	First Issue	Description	Date	OB
1	02/02/2022			

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 7 of 7**

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Date: January 2022
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Checked: OB
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