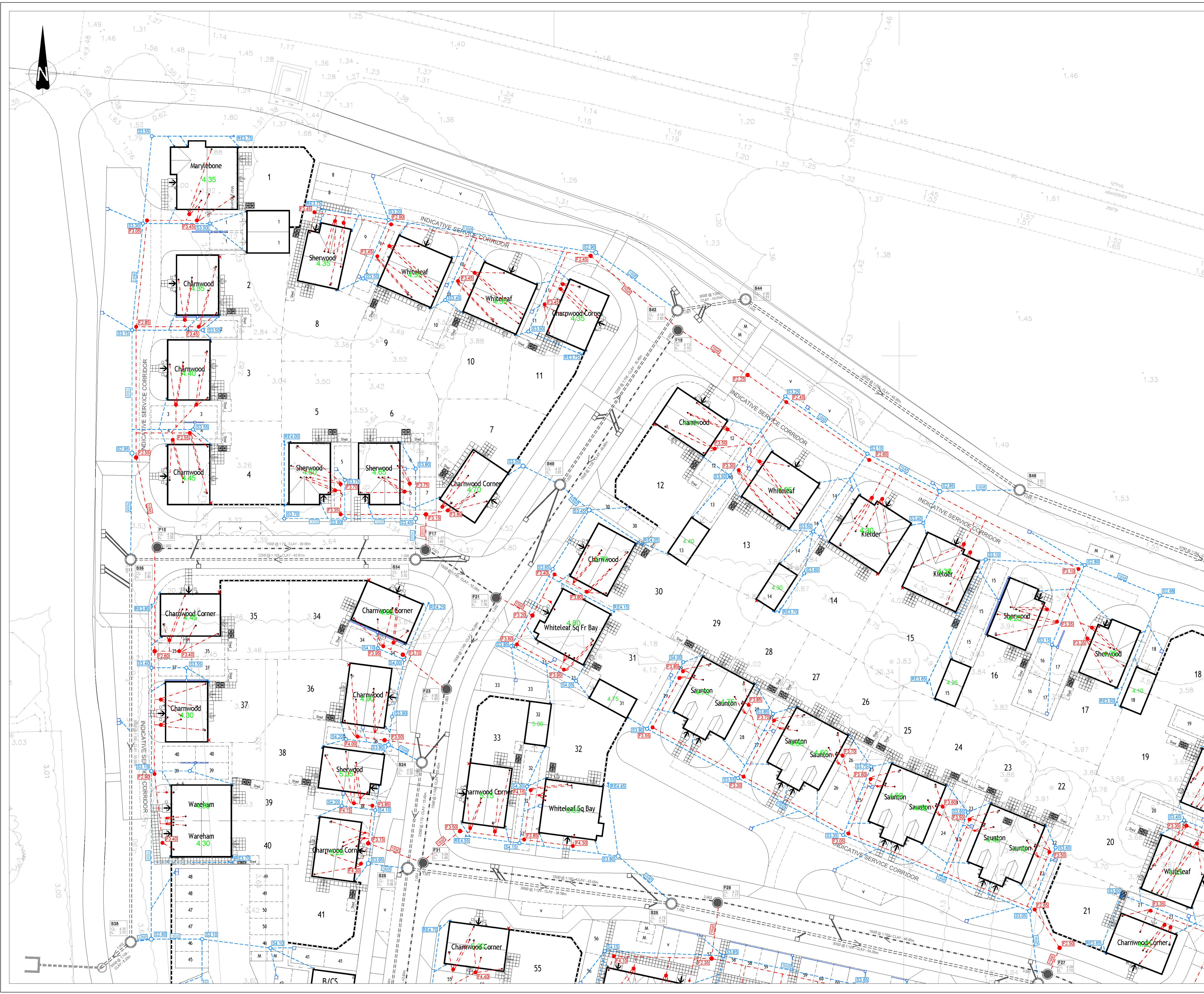




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GENERAL NOTES

- 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 discrepancy 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 Architect details of setting out points, building and site dimensions, levels and levels of all existing and proposed structures and that they fully correspond with the contract 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 and any other or not specifically stated in this drawing.
- The drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure (including drainage) must be investigated by the Contractor any area of formation for said structure which do not accord with the anticipated conditions as described in the site investigation report must be investigated and referred to the Engineer, where appropriate, by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.
- Where a 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 boundary 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 DW, DWV and DWV are indicated and must be confirmed on site using latest architectural plans. Any discrepancies must be reported to Engineer prior to commencement of work.
- All building drainage shall be clayware to BS EN 205 or UPVC to BS 4680 and BS EN 1401-1 with Class B or Class S depending unless otherwise indicated.
- 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 driveway areas, to all pipes with less than 1200mm cover in road or public highway areas. Where concrete protection is specified the depth of protection is to be maintained by using compressible material throughout the length of the pipe.
- Where a pipe passes through a wall or ceiling it is to be formed to give at least 50mm clearance around the pipe. Blockwork over shall be supported by 200mm concrete. The ceiling is to be supported by 100mm concrete. The floor is to be supported by 100mm concrete. The ceiling is to be supported by 100mm concrete. The floor is to be supported by 100mm concrete.
- 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 and below the building equal to the distance from the building to 100mm.
- Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted D7 Type 2 material to level.
- Inspection chambers located within garages are to have double sealed down covers.
- All private drains which fall towards a public highway and a road or parking bay 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 driveway.
- 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 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. Inspection chambers should be used for connections longer than 7.5m as detailed in Part H. This is increasing a 450mm floor construction thickness and 1.45 fall to inspection chamber which shall be confirmed prior to construction.

Maximum Length of Connection	8m	11m	14m	17m	20m
Minimum Invert Depth below F.G.L.	100mm	150mm	200mm	250mm	300mm

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

SHEET LAYOUT SCALE = 1:5000

Drainage Legend:

General

140.00 Proposed Finished Floor Level

139.85 Proposed Garage SSB Level

Private Drainage

- Foul Water Sewer (700mm unless otherwise stated)
- Storm Water Sewer (700mm 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 600mm)
- Storm Water 300mm Inspection Chamber (Max. Depth 600mm)
- Foul Water Backdrop (to incoming invert level)
- Storm Water Backdrop (to incoming invert level)
- Foul Water Pipe Diameter
- Storm Water Rodding Eye & Level
- Acc Drain
- Storm Water Pipe Diameter
- Dished Channel
- RWP Added
- Yard Gully
- RWP Removed

Adoptable Drainage

- S104 FW Sewer & MH
- S104 SW Sewer & MH
- F01 CL 142.00 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.	Description	Date	By
A	Updated to suit revised layout.	14/06/2022	CS
1	First Issue	02/02/2022	OB

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 1 of 7

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Scale: A1 @ 1:250	Drawn: OB
Date: January 2022	Checked:
File: 21044 / dwgs / civils / current	Drawing: 21044 / 121 - A