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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 work.
- The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer level and to ensure that they are fully compliant with the site investigation report and the requirements of the site investigation report before work starts. The Contractor is to comply with current building regulations, British Standard Specifications, Building Regulations etc, whether or not specifically noted on the 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 area of formation for said structure which do not comply with the indicated conditions as described in the site investigation report are to be immediately notified to the Engineer, who will then arrange for a suitable expert to be engaged to investigate the area and report back to the Engineer. 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 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.

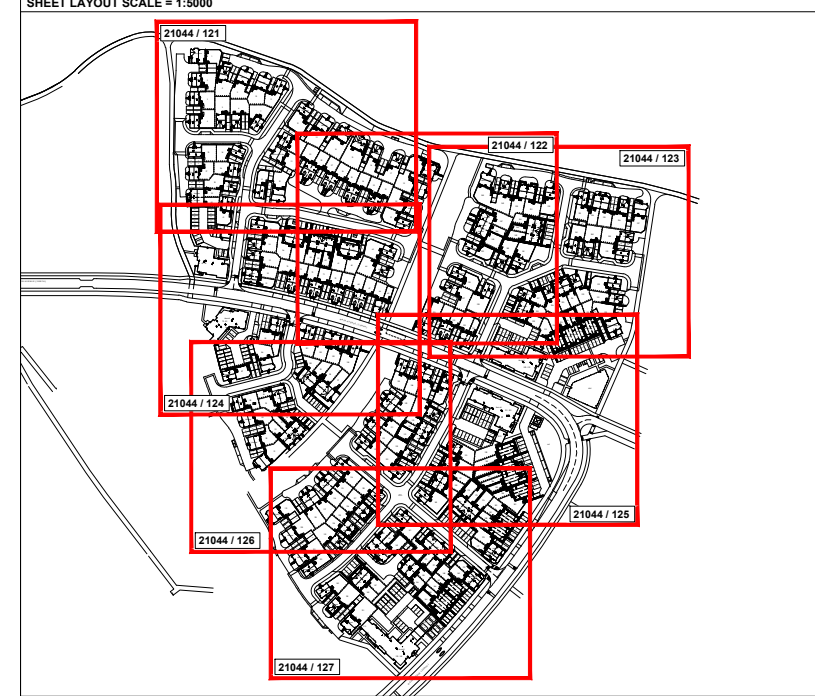
BUILDING DRAINAGE NOTES

- Building drainage shall comply with BS EN 752:2008 and the Building Regulations 2002 part H (updated 2015).
- All 500, 600 and 800 are indicative and must be confirmed on site using tested architectural plans. Any discrepancies must be reported to Engineer prior to commencement of work.
- All building drainage shall be 100mm concrete unless otherwise shown.
- All building drainage shall be clayware to BS EN 205 or UPVC to BS 4500 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 700mm cover in pedestrian areas, to all pipes with less than 600mm cover in driveway areas and to all pipes with less than 1000mm cover in road or private driveway areas. Any discrepancies must be reported to Engineer prior to commencement of work.
- Where a pipe passes through a wall an opening is to be formed to give at least 50mm clearance around the pipe. Blockwork over shall support the pipe. The opening is to be made with a concrete or masonry frame. Pipes embedded in walls shall have a pipe support.
- 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 level of the finished ground level.
- Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted D17 Type 2 material.
- Inspection chambers located within garages are to have double seal bolt down covers.
- All private drains 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 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 stormwater 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 shall be used for access to inspection chambers in accordance with the following table. This ensuring a 450mm floor construction thickness and 140 fall to inspection chamber which must be confirmed prior to construction.

Maximum Length of Connection	80mm	110mm	140mm	175mm	225mm
Minimum Invert Depth below FFL	100mm	100mm	100mm	100mm	100mm

Inspection Chamber to be used for connections longer than 15m as indicated in Part H.

SHEET LAYOUT SCALE = 1:5000



Drainage Legend:

General

140.00 Proposed Finished Floor Level

139.85 Proposed Garage Slab Level

Private Drainage

- Foul Water Sewer (1000mm unless otherwise stated)
- Foul Water 525mm Inspection Chamber (Max. Depth 3000mm)
- Foul Water 300mm Inspection Chamber (Max. Depth 600mm)
- Foul Water Backdrop (& Incoming Invert Level)
- Foul Water Pipe Diameter
- Storm Water Sewer (1000mm unless otherwise stated)
- Storm Water 525mm Inspection Chamber (Max. Depth 3000mm)
- Storm Water 300mm Inspection Chamber (Max. Depth 600mm)
- Storm Water Backdrop (& Incoming Invert Level)
- Storm Water Rodding Eye & Level
- Storm Water Pipe Diameter

Adoptable Drainage

- S104 FW Sewer & MH
- S104 SW Sewer & MH
- S104 FW Manhole Ref. (Cover & Invert Levels)
- S104 SW Manhole Ref. (Cover & Invert Levels)

Rev.	Description	Date	By
A	Updated to suit revised layout.	14/06/2022	CS
-	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 requested.

Client: **PERSIMMON**
Together, we make a home

Project: **Littlehampton Phase 5**

Title: **Plot Drainage Layout Plan Sheet 3 of 7**

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Scale	A1 @ 1:250	Drawn	OB
Date	January 2022	Checked	
File	21044 / dwg / c / civil / current	Drawing	21044 / 123 - A