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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 to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and water level details of existing points and ensure that they fully correspond with the details 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 etc, whether or not specifically stated in this 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 areas of formation for said structure which do not accord with the indicated conditions as specified in the site investigation report are to be remediated, verified by a suitable expert. 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 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 100, 150mm and 225mm pipes shall be installed and laid out in accordance with the relevant architectural plans. Any discrepancies must be reported to Engineer prior to commencement on 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 6592 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 1200mm cover in roads or private driveways used by commercial vehicles. Where a driveway is used for parking of heavy goods vehicles, the bedding shall be reinforced by using compressible bedding interlocked throughout its length.
- 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 be supported by 2x100mm timber joists or 2x100mm steel joists. Pipes embedded in walls shall have a joint.
- 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 building floor to the building level 150mm.
- 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 unless otherwise shown.
- Inspection chambers located within garages are to have double seal bolt 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 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. Inspection chambers longer than 12m are to be set in accordance with the following table ensuring a 450mm floor construction thickness and 140 fall to inspection chamber which must be confirmed prior to construction.

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

* Inspection Chamber to be used for connections longer than 12m as detailed 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 500mm)

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 500mm)

Storm Water Backdrop (& Incoming Invert Level)

Storm Water Rodding Eye & Level

Storm Water Pipe Diameter

Acc Drain

Dished Channel

Yard Gully

RWP Added

RWP Removed

Adoptable Drainage

S104 FW Sewer & MH

S104 SW Sewer & MH

S104 FW Manhole Ref. (Cover & Invert Levels)

S104 SW Manhole Ref. (Cover & Invert Levels)

F01 CL:142.50 IL:140.00

S02 CL:142.50 IL:140.00

A	Updated to suit revised layout.	14/06/2022	CS
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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 4 of 7		

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