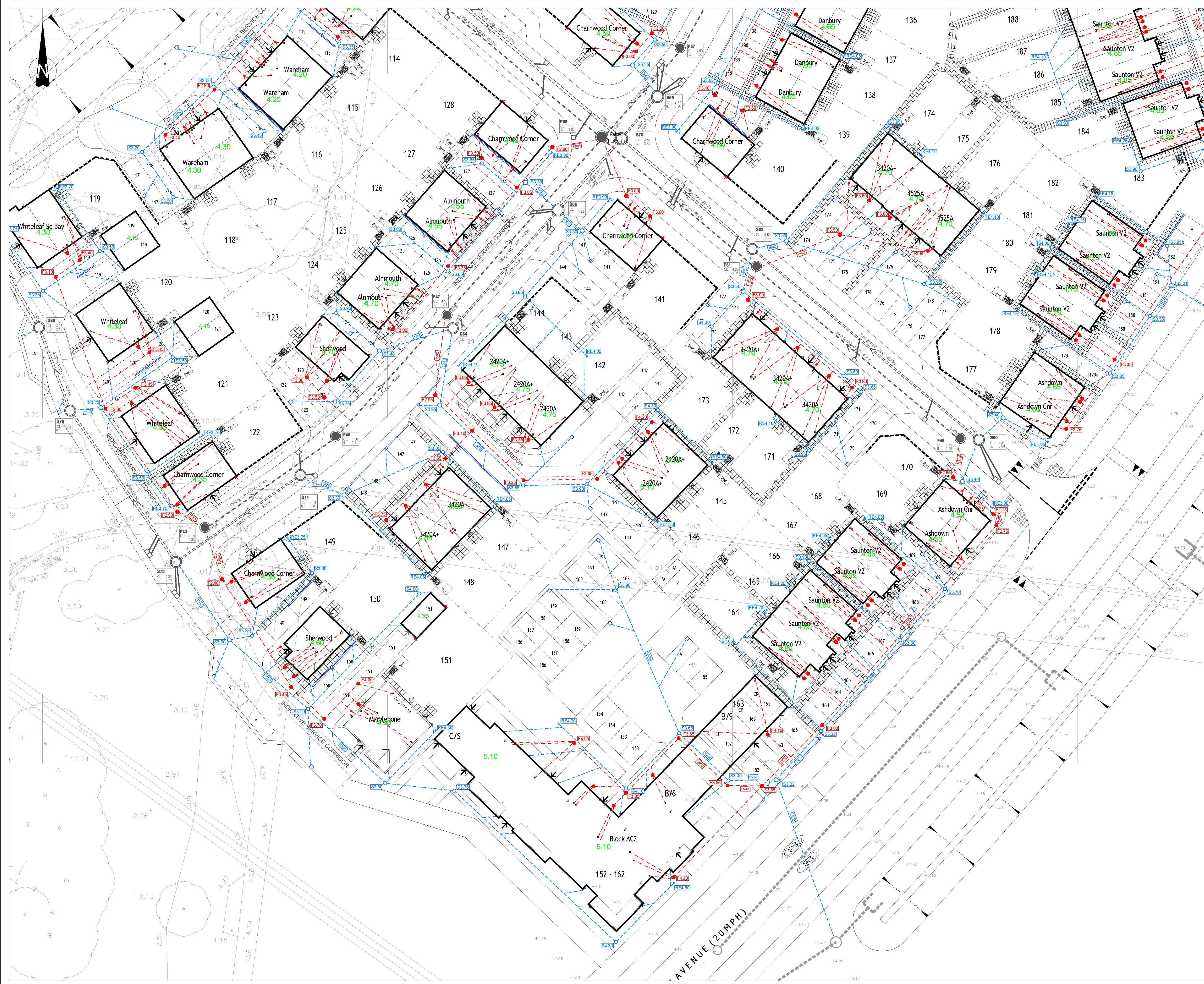




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GENERAL NOTES

- 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 its intersection 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 lower level and to be confirmed with the Engineer prior to commencement of works. The Contractor is to be responsible for any discrepancies between the details shown and actual on site conditions to be reported immediately to the Engineer prior to commencement of works.
- Where a warning line is shown to be related to a proposed full architectural inspection for safety. All lines are to be plotted as to be shown they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A boundary line is to be provided to accommodate the proposed new drainage, where applicable.

BUILDING DRAINAGE NOTES

- Building drainage shall comply with BS EN 752:2008 and the Building Regulations 2010 Part D (updated 2015).
- All pipes shall be 100mm unless otherwise stated and shall be confirmed as the size used in the building. Any discrepancies must be reported to the Engineer prior to commencement of works.
- All building drainage shall be 100mm unless otherwise stated.
- All building drainage shall be 100mm unless otherwise stated.
- All pipes under buildings without suspended floors shall have Class B 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 areas and to all pipes with less than 1200mm cover in road or public areas. Where a pipe is to be covered by a concrete slab, the slab shall be constructed to the required level and shall be finished to the required level.
- Where a pipe passes through a wall or ceiling it is to be formed to give at least 50mm clearance around the pipe. Blocks over shall be supported by concrete blocks. The bedding is to be confirmed as the size used in the building. Any discrepancies must be reported to the Engineer prior to commencement of works.
- Where a pipe trench is shown to be formed to give at least 50mm clearance around the pipe. Blocks over shall be supported by concrete blocks. The bedding is to be confirmed as the size used in the building. Any discrepancies must be reported to the Engineer prior to commencement of works.
- Where the formation of a pipe trench is shown to be formed to give at least 50mm clearance around the pipe. Blocks over shall be supported by concrete blocks. The bedding is to be confirmed as the size used in the building. Any discrepancies must be reported to the Engineer prior to commencement of works.
- Inspection chambers located within garages are to have double sealed down covers.
- All private drains which fall towards a public highway, and are not parking bays in area are to be provided with a suitable gully or drainage channel to prevent water overflowing the highway.
- Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water overflowing the driveway.
- The level of a gully or drainage channel is to be set 400mm below finished ground level unless shown.
- The maximum depth of both foul and storm access chambers is 600mm below finished ground level.
- The level of an access chamber on a foul drain from a building is to be set in accordance with the following table unless otherwise stated.

Minimum Level Depth below FFL	600mm	700mm	800mm	900mm	1000mm
Minimum Level Depth below FFL	600mm	700mm	800mm	900mm	1000mm

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 3000mm)

Foul Water Backdrop (to incoming level)

Foul Water Pipe Diameter

Acc Drain

Dished Channel

Yard Gully

Storm Water Sewer (1000mm unless otherwise stated)

Storm Water 525mm Inspection Chamber (Max Depth 3000mm)

Storm Water 300mm Inspection Chamber (Max Depth 3000mm)

Storm Water Backdrop (to incoming level)

Storm Water Roding Eye & Level

Storm Water Pipe Diameter

RWP Added

RWP Removed

Adoptable Drainage

F01 CL:142.50 IL:140.00

S104 FW Manhole Ref. (Cover & Invert Level)

S02 CL:142.50 IL:140.00

S104 SW Manhole Ref. (Cover & Invert Level)

Rev.

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 7 of 7

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Scale

A1 @ 1:250

Date

January 2022

File

21044 / dwgs / c/s / s / current

Drawn

OB

Checked

OB

Drawing

21044 / 127 - A