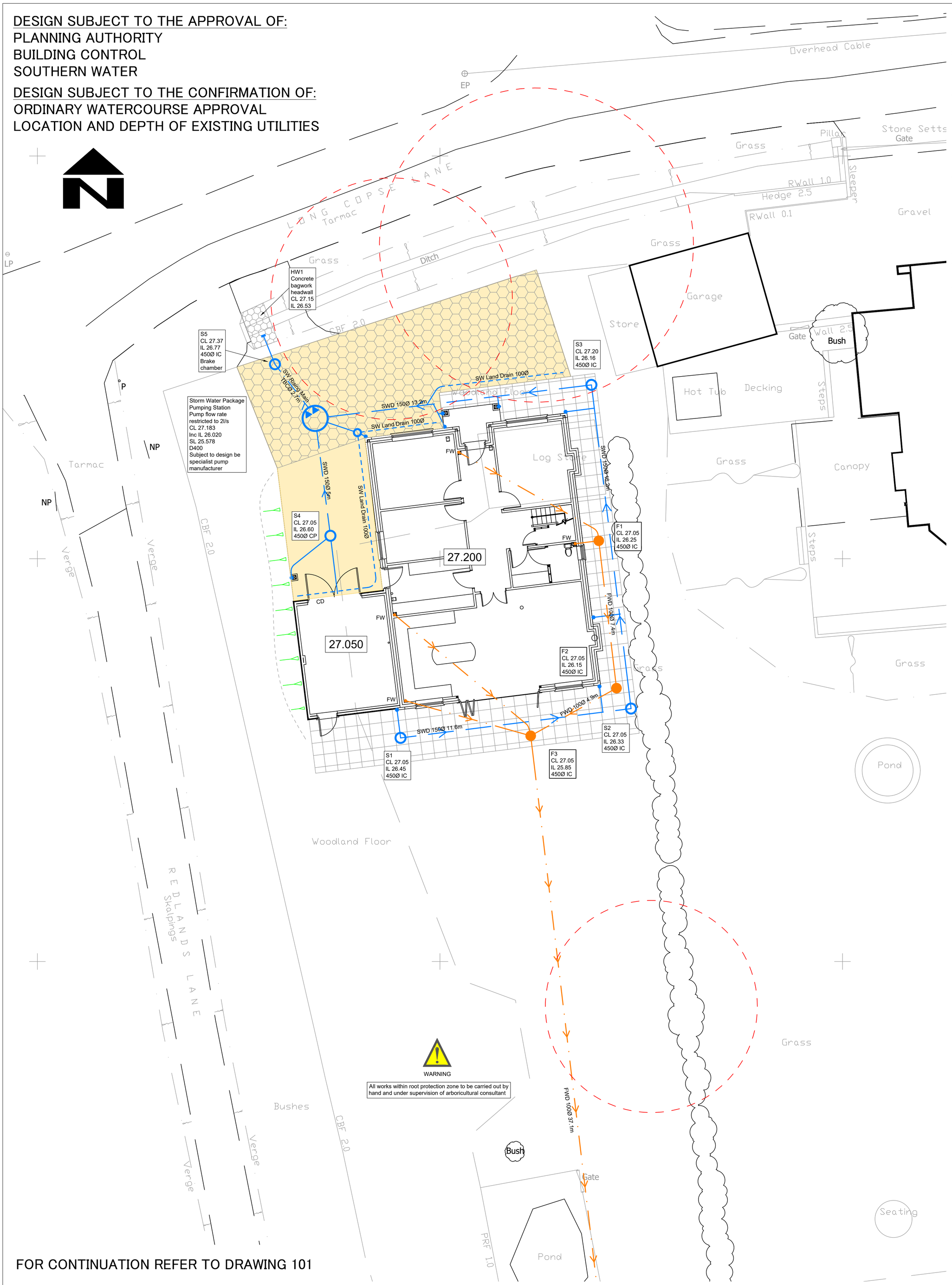
DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
SOUTHERN WATER

DESIGN SUBJECT TO THE CONFIRMATION OF:
ORDINARY WATERCOURSE APPROVAL
LOCATION AND DEPTH OF EXISTING UTILITIES



FOR CONTINUATION REFER TO DRAWING 101

DRAINAGE LEGEND (1:100)

EXISTING FEATURES

- Existing foul water sewer/drain and manhole

PROPOSED FEATURES

- Storm water sewer/drain
- Storm water rising main
- 100Ø Land/French Drain
- CD — Channel drain
- TD — Threshold drain
- RWP — Rainwater pipe
- Storm water access chamber (300Ø)
- Storm water inspection chamber (450Ø)
- Gravel parking area
- 'NO DIG' Construction
- Storm water manhole
- Storm water package pumping station
- Foul water sewer/drain
- FW — Soil stack (type TBC by architect/m&e engineer)
- Foul water access chamber (300Ø)
- Foul water inspection chamber (450Ø)
- 00.000 — Finished floor level
- 100Ø 4.5m 1:100 Z BED — PIPE INFO - DIAMETER, LENGTH, GRADIENT, BEDDING TYPE
- Root Protection Zone (RPZ)

ABBREVIATIONS

CP	- CATCHPIT
MH	- MANHOLE
IC	- INSPECTION CHAMBER
AC	- ACCESS CHAMBER
RE	- RODDING EYE
IL	- INVERT LEVEL
SL	- SUMP LEVEL
CL	- COVER LEVEL

STANDARD DRAINAGE NOTES

1. DO NOT SCALE FROM THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
5. BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
6. ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT, THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER, IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
7. COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
8. ALL UN-REFERENCED PIPES ARE ASSUMED TO BE 100mm DIA
9. ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
10. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
11. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
12. STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
13. IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
14. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
15. ALL EXISTING MANHOLE COVER'S, GULLIES, ETC, ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT

REV	DATE	DESCRIPTION	BY	CHK	APP
P1	09.06.20	MINOR REVISIONS	CS	CS	CS
P-	04.06.20	PRELIMINARY ISSUE	CS	CS	CS

PRELIMINARY

cgs civils
Consulting Civil Engineers

CLIENT: MR & MRS GILRAINE

ARCHITECT: JB ARCHITECTURE LTD

JOB TITLE: 38-40 LONG COPSE EMSWORTH

DRAWING TITLE: DRAINAGE LAYOUT SHEET 1 OF 3

DRAWN	ENGINEER	CHECKED	APPROVED
CS	C SLADE		

DATE	SCALE @ A1
JUNE 2020	1:100

JOB No.	STATUS	DRAWING No.	REV.
C1359	P	100	P1