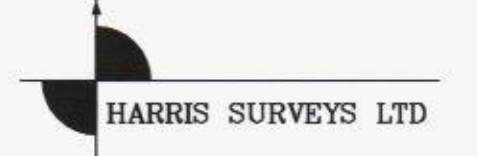


APP/13/00329

NOTES:

1. DO NOT SCALE FROM THIS DRAWING.
2. LEVELS ARE IN METRES TO O.S. DATUM
3. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY UNDERTAKEN BY:-



HARRIS SURVEYS LTD
CHERQUERS
WINCHESTER ROAD
WALTHAM CHASE
SOUTHAMPTON
HAMPSHIRE SO32 2LG
TEL: 01489 894394
FAX: 01489 894394
e-mail: mail@harrisurveys.co.uk

4. GRID SHOWN IS A LOCAL PLANE GRID ONLY. SURVEY STATIONS GIVEN ARE DERIVED FROM THIS GRID.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.
6. PRIOR TO COMMENCING ANY WORKS OR SETTING OUT FOR THE WORKS, THE CONTRACTOR SHALL ESTABLISH CONTROL STATIONS BASED ON THE TOPOGRAPHICAL SURVEY SUPPLIED AND CONFIRM ORIENTATION OF THE SITE GRID.
7. ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
8. ANY DISCREPANCIES WITH THE ORIGINAL SITE SURVEY MUST BE IMMEDIATELY REPORTED TO THE EMPLOYER.
9. ALL ADAPTABLE DRAINAGE WORKS MUST BE AS DETAILED IN SEWERS FOR ADOPTION 7th EDITION TOGETHER WITH AMENDMENTS AND ADDITIONS BY SOUTHERN WATER.

DRAINAGE NOTES:

1. ALL MATERIALS USED IN THE CONSTRUCTION OF DRAINAGE AND MANHOLES SHALL COMPLY TO THE RELEVANT BRITISH STANDARD AND BE KITE MARKED WHERE APPROPRIATE.
2. ALL PRIVATE DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE BUILDING REGULATIONS APPROVED DOCUMENTS AND BS 5591.
3. ALL PRIVATE FOUL DRAINAGE INSPECTION CHAMBERS SHALL BE SET 600mm MINIMUM BELOW FINISHED FLOOR LEVEL, UNLESS SHOWN OTHERWISE.
4. ALL PRIVATE DRAINAGE ARE TO BE 110mm UPVC (UNLESS STATED OTHERWISE) TO BS EN 1401-1:1998 AND BS 4600:1989 AND HAVE A MINIMUM OF 40mm COVER AT JUNCTIONS.
5. FOUL SINKER CONNECTIONS UNDER EXISTING CARPARKWAY SHALL BE 150mm SUPER STRENGTH VERIFIED CLAYPIPE TO BS 65.
6. PRIVATE SINK DRAINAGE SHALL BE Laid AT A MINIMUM GRADIENT OF 1:100 OR TO THE INVERT LEVELS AS SHOWN.
7. PRIVATE F.W. DRAINAGE SHALL BE Laid AT A MINIMUM GRADIENT OF 1:100 OR TO THE INVERT LEVELS AS SHOWN.
8. FALLS FROM SWS, RWP & SS TO ACCESS CHAMBERS SHALL BE Laid AT A MINIMUM GRADIENT OF 1:40.
9. PIPE BED AND SURROUND UNDER CARPARKWAY PRIVATE SEWERS AND DRAINAGE CLASS B PRIVATE SEWERS AND DRAINAGE CLASS 2 UNDER DRAINAGE WHERE COVER LESS THAN 500mm
10. ALL DRAINAGE SHALL BE FLEXIBLY JOINTED, AND WHERE PIPES PASS THROUGH FOOTINGS, RETAINING OR SCREEN WALLS, UNLESS SHOWN OTHERWISE, PIPES SHALL BE PROVIDED OVER PIPES, UNLESS STATED OTHERWISE.
11. WHERE DRAINAGE ARE CLOSE TO BUILDINGS, REFER TO CLAUSE 5.3-5.5 OF THE BUILDING REGULATIONS APPROVED DOCUMENT 14.
12. COVER LEVELS SHOWN ARE APPROXIMATE ONLY.
13. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
14. INSPECTION CHAMBERS AND PPVC COVERS AND FRAMES SHALL BE PROVIDED BY PROPRIETARY MANUFACTURERS.
15. FOR EXACT LOCATIONS OF RAINWATER PIPES AND SOIL PIPES, REFER TO RELEVANT ARCHITECTS DRAWINGS.
16. ALL SIPS SHALL HAVE ACCESS PLATES.
17. CONTRACTOR SHALL VERIFY EXISTING MANHOLE LOCATIONS, PIPE DIAMETERS AND LEVELS PRIOR TO MAKING ANY CONNECTIONS TO EXISTING SEWERS AND DRAINAGE AND CONFIRM FINDINGS TO THE EMPLOYER AND SOUTHERN WATER.
18. MANHOLES IN DRIVEWAYS/VERGES AND PARKING AREAS TO HAVE HEAVY DUTY COVERS.
19. FOR CONSTRUCTION DETAILS, REFER TO DETAIL DRAWINGS No. 107.4337.515-516

F	DRAINAGE TO PLOTS 1, 2, 40, 41 AND 42	DM	DM	22.05.13
F	UPDATED TO SUIT REVISED LEVELS. DRAINAGE CONNECTION TO 100 STORES ADDED	DM	DM	09.05.13
E	GARAGE TO PLOT 4 UPDATED	DM	DM	26.04.13
D	TREE ROOT PROTECTION AREAS ADDED. DRAINAGE UPDATED TO SUIT REVISED LEVELS	DM	DM	18.04.13
C	DRAINAGE UPDATED TO PLOTS 4-7	DM	DM	28.02.13
B	DRAINAGE LEVELS TO PLOTS 4-7 UPDATED	DM	DM	28.02.13
A	ROAD 1 ALIGNMENT AT CHARNAGE 0-30 REVISED, LAY-BY WIDTHS REVISED, PINCH POINT BUILDOUT REVISED TO PROVIDE A MINIMUM WIDTH OF 3.7m. DRAINAGE UPDATED TO SUIT	DM	DM	26.02.13

Rev	Description	Drn	Chk	Date
REVISIONS				
Preliminary Issue	Submitted for S104			
Planning Issue	Issued for Tender			
Submitted for S38	Issued for Construction			
Submitted for S278	As Built			

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
Stuart Michael Associates Ltd.
Coombe House, Coombe Square, Thatcham, Berkshire, RG19 4JF
T: 01635 867711 e: mail@stuartmichael.co.uk
F: 01635 861715 w: www.stuartmichael.co.uk

BANNER HOMES
OAK TREE DRIVE
EMSWORTH

PROPOSED DRAINAGE
SHEET 2 OF 2

DATE	DEC 2012	ISSUED	DJLM	DATE	DWB	SCALE	1:250	BY	A1
NO.	107.4337.510	REV	F	DATE		SCALE	1:250	BY	A1

This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates

SURFACE WATER SEWERS AND DRAINAGE

- IL 26.47 S6.0 WATER AUTHORITY ADOPTED MANHOLE TYPE 2 AND SEWER
- IL 26.47 WATER AUTHORITY ADOPTED MANHOLE TYPE 3 AND SEWER
- IL 26.47 WATER AUTHORITY ADOPTED MANHOLE TYPE 4 AND SEWER
- HC10 HIGHWAY AUTHORITY ADOPTED ROAD GULLY AND CONNECTION
- IL 26.47 SAB AUTHORITY ADOPTED MANHOLE TYPE 3 AND SEWER
- IL 26.47 SAB AUTHORITY ADOPTED MANHOLE TYPE 3 WITH CATCHPIT AND SEWER
- IL 26.47 SAB AUTHORITY ADOPTED MANHOLE TYPE 4 AND SEWER
- SAB AUTHORITY ADOPTED OFF-LINE STORAGE TANK
- SAB AUTHORITY ADOPTED POROUS PAVING STORAGE TANK (INVERT LEVEL TO BASE OF POROUS PAVING) AND FIN DRAIN OUTLET
- IL 26.47 PRIVATE MANHOLE TYPE 3 UNIVERSAL INSPECTION CHAMBER AND DRAIN
- IL 26.47 PRIVATE MANHOLE TYPE 4 SHALLOW INSPECTION CHAMBER AND DRAIN
- PRIVATE YARD GULLY AND CONNECTION
- RWP PRIVATE RAINWATER PIPE AND CONNECTION
- LD PRIVATE LINEAR DRAIN

FOUL WATER SEWERS AND DRAINAGE

- IL 26.47 S6.0 WATER AUTHORITY ADOPTED MANHOLE TYPE 2 AND SEWER
- IL 26.47 WATER AUTHORITY ADOPTED MANHOLE TYPE 3 AND SEWER
- IL 26.47 WATER AUTHORITY ADOPTED MANHOLE TYPE 4 AND SEWER
- IL 26.47 PRIVATE MANHOLE TYPE 3 UNIVERSAL INSPECTION CHAMBER AND DRAIN
- IL 26.47 PRIVATE MANHOLE TYPE 4 SHALLOW INSPECTION CHAMBER AND DRAIN
- SVP PRIVATE SOIL VENT PIPE AND CONNECTION
- SS PRIVATE STUB STACK AND CONNECTION

TREE ROOT PROTECTION FENCING



OFF-LINE STORAGE TANK FOR 1:100 YEAR PLUS CLIMATE CHANGE
AREA=145 sq.m. DEPTH=0.8m
BASE INVERT TO TANK 24.50

