

SURFACE WATER SEWERS AND DRAINAGE

- S6.0 WATER AUTHORITY ADOPTED MANHOLE TYPE 2 AND SEWER
- IL26.47 WATER AUTHORITY ADOPTED MANHOLE TYPE 3 AND SEWER
- IL26.47 WATER AUTHORITY ADOPTED MANHOLE TYPE 4 AND SEWER
- IL26.47 HIGHWAY AUTHORITY ADOPTED ROAD GULLY AND CONNECTION
- IL26.47 SAB AUTHORITY ADOPTED MANHOLE TYPE 3 AND SEWER
- IL26.47 SAB AUTHORITY ADOPTED MANHOLE TYPE 3 WITH CATCHPIT AND SEWER
- IL26.47 SAB AUTHORITY ADOPTED MANHOLE TYPE 4 AND SEWER
- SAB AUTHORITY ADOPTED OFF-LINE STORAGE TANK
- PPL26.95 SAB AUTHORITY ADOPTED POROUS PAVING STORAGE TANK (INVERT LEVEL TO BASE OF POROUS PAVING) AND FIN DRAIN OUTLET
- IL26.47 PRIVATE MANHOLE TYPE 3 UNIVERSAL INSPECTION CHAMBER AND DRAIN
- IL26.47 PRIVATE MANHOLE TYPE 4 SHALLOW INSPECTION CHAMBER AND DRAIN
- PRIVATE YARD GULLY AND CONNECTION
- PRIVATE RAINWATER PIPE AND CONNECTION
- PRIVATE LINEAR DRAIN

FOUL WATER SEWERS AND DRAINAGE

- S6.0 WATER AUTHORITY ADOPTED MANHOLE TYPE 2 AND SEWER
- IL26.47 WATER AUTHORITY ADOPTED MANHOLE TYPE 3 AND SEWER
- IL26.47 WATER AUTHORITY ADOPTED MANHOLE TYPE 4 AND SEWER
- IL26.47 PRIVATE MANHOLE TYPE 3 UNIVERSAL INSPECTION CHAMBER AND DRAIN
- IL26.47 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



NOTES:

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



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- GRID SHOWN IS A LOCAL PLANE GRID ONLY. SURVEY STATIONS GIVEN ARE DERIVED FROM THIS GRID.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.
- 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.
- ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- ANY DISCREPANCIES WITH THE ORIGINAL SITE SURVEY MUST BE IMMEDIATELY REPORTED TO THE EMPLOYER.
- ALL ADAPTABLE DRAINAGE WORKS MUST BE AS DETAILED IN SEWERS FOR ADOPTION 7th EDITION TOGETHER WITH AMENDMENTS AND ADDITIONS BY SOUTHERN WATER.

DRAINAGE NOTES:

- ALL MATERIALS USED IN THE CONSTRUCTION OF DRAINS AND MANHOLES SHALL COMPLY TO THE RELEVANT BRITISH STANDARD AND BE TYPE MARKED WHERE APPROPRIATE.
- ALL PRIVATE DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE BUILDING REGULATIONS APPROVED DOCUMENTS AND BS 5301.
- ALL PRIVATE FOUL DRAINAGE INSPECTION CHAMBERS SHALL BE SET 600mm MINIMUM BELOW FINISHED FLOOR LEVEL UNLESS SHOWN OTHERWISE.
- ALL PRIVATE DRAINS ARE TO BE 110mm UPVC (UNLESS STATED OTHERWISE) TO BS EN 1401-1:1998 AND BS 4602:1989 AND HAVE A MINIMUM OF 450mm COVER AT ANY POINT.
- FOUL SEWER CONNECTIONS UNDER EXISTING CARRIAGEWAY SHALL BE 150mm SUPER STRENGTH WITFED CLAYPANE TO BS 85.
- PRIVATE SW DRAINS SHALL BE Laid AT A MINIMUM GRADIENT OF 1:100 OR TO THE NEXT LEVEL AS SHOWN.
- PRIVATE FW DRAINS SHALL BE Laid AT A MINIMUM GRADIENT OF 1:100 OR TO THE NEXT LEVEL AS SHOWN.
- FALLS FROM SWP, RWP & SS TO ACCESS CHAMBERS SHALL BE Laid AT A MINIMUM GRADIENT OF 1:40.
- PIPE BED AND SURROUND UNDER CARRIAGEWAY CLASS 5 UNLESS SHOWN OTHERWISE. PRIVATE SEWERS AND DRAINS CLASS 2 UNDER DRIVES WHERE COVER LESS THAN 900mm.
- ALL DRAINS SHALL BE FLEXIBLY JOINTED, AND WHERE PIPES PASS THROUGH FLOORS, REINFORCING OR SCREEN WALLS, UNLESS SHOWN OTHERWISE, SHALL BE PROVIDED OVER PIPES, UNLESS STATED OTHERWISE.
- WHERE DRAINS ARE CLOSE TO BUILDINGS, REFER TO CLAUSE 5.3-5.3 OF THE BUILDING REGULATIONS APPROVED DOCUMENT 4.
- COVER LEVELS SHOWN ARE APPROXIMATE ONLY.
- COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
- INSPECTION CHAMBERS AND PIPES' COVERS AND FRAMES SHALL BE PROVIDED BY PROPRIETARY MANUFACTURERS.
- FOR EXACT LOCATIONS OF MANHOLE PIPES AND SOIL PIPES, REFER TO RELEVANT ARCHITECTURAL DRAWINGS.
- ALL RWP'S SHALL HAVE RIDDING ACCESS PLATES.
- CONTRACTOR SHALL VERIFY EXISTING MANHOLE LOCATIONS, PIPE DIAMETERS AND LEVELS PRIOR TO MAKING ANY CONNECTIONS TO EXISTING SEWERS AND DRAINS AND CONFIRM PROFILES TO THE EMPLOYER AND SOUTHERN WATER.
- MANHOLES IN CARRIAGEWAY/VERGE AND PARKING AREAS TO HAVE HEAVY DUTY COVERS.
- FOR CONSTRUCTION DETAILS, REFER TO DETAIL DRAWINGS No. 107.4337.510-516.

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

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BANNER HOMES

OAK TREE DRIVE
EMSWORTH

PROPOSED DRAINAGE
SHEET 2 OF 2

DEC 2012 DWG
107.4337.510 F 1:250
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