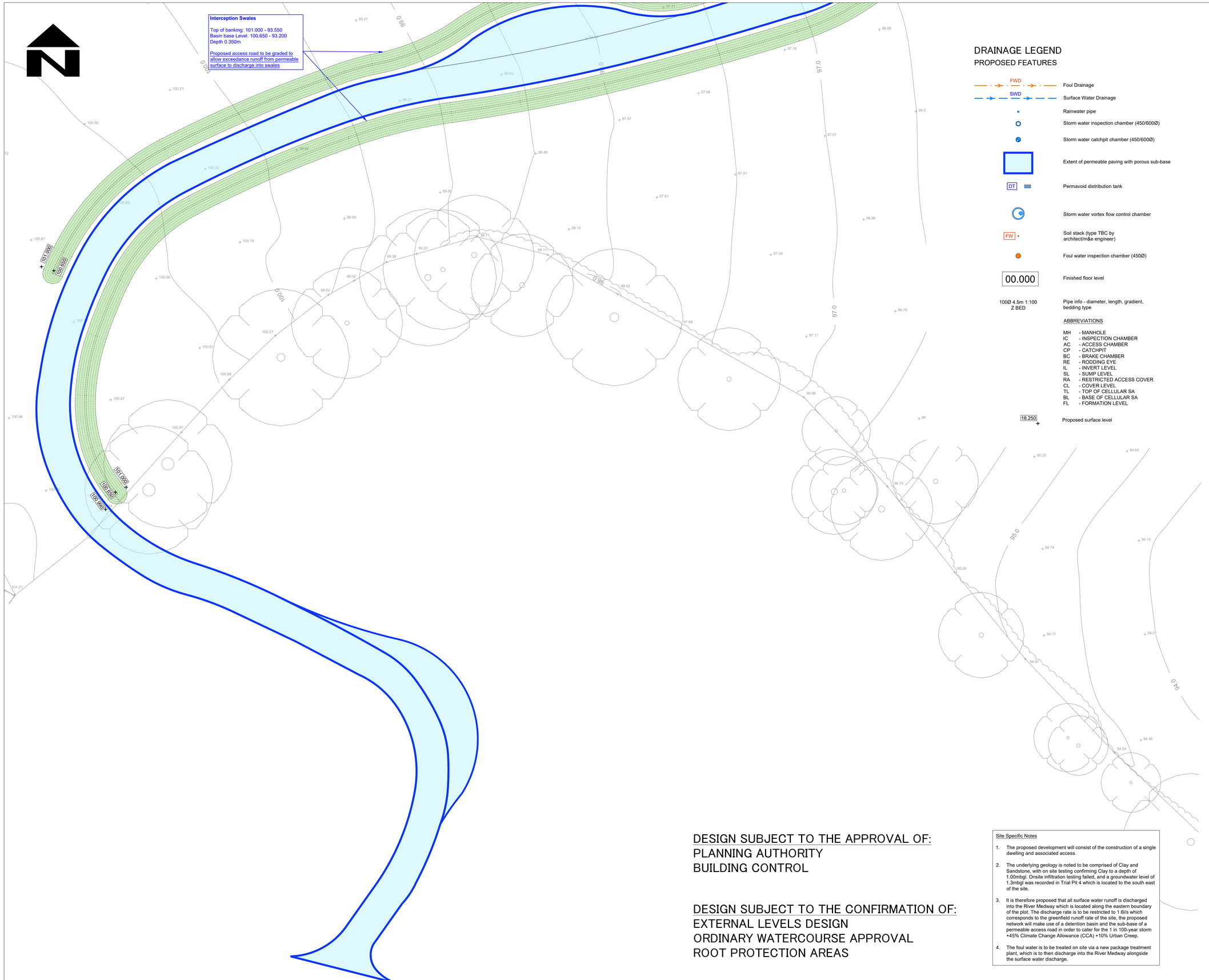


DRAINAGE LEGEND

PROPOSED FEATURES

- FWD — Foul Drainage
- SWD — Surface Water Drainage
- Rainwater pipe
- Storm water inspection chamber (450/600Ø)
- Storm water catchpit chamber (450/600Ø)
- Extent of permeable paving with porous sub-base
- DT — Permavoid distribution tank
- Storm water vortex flow control chamber
- FW — Soil stack (type TBC by architect/m&e engineer)
- Foul water inspection chamber (450Ø)
- 00.000 — Finished floor level
- 100Ø 4.5m 1:100 Z BED — Pipe info - diameter, length, gradient, bedding type

ABBREVIATIONS

MH	- MANHOLE
IC	- INSPECTION CHAMBER
AC	- ACCESS CHAMBER
CP	- CATCHPIT
BC	- BRAKE CHAMBER
RE	- RODDING EYE
IL	- INVERT LEVEL
SL	- SUMP LEVEL
RA	- RESTRICTED ACCESS COVER
CL	- COVER LEVEL
TL	- TOP OF CELLULAR SA
BL	- BASE OF CELLULAR SA
FL	- FORMATION LEVEL

18.250 + — Proposed surface 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 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. ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
11. ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
13. 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.
14. 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.
15. 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.
16. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVER'S, GULLIES, ETC, ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
19. UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION
20. PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
21. MANHOLE AND CHAMBER COVER GRADES:
 - 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
 - 'B125' IN ALL DRIVEWAYS
 - 'C250' IN PRIVATE PARKING AREAS
 - 'D400' IN CARRIAGEWAY/ACCESS ROAD

Prefixed to drawing numbers shall signify the following:-

PL = PLANNING	**Shall not be used for contract or construction purposes**
P = PRELIMINARY	**Shall not be used for contract or construction purposes**
T = TENDER	**Shall not be used for construction purposes**
C = CONSTRUCTION	These are the only drawings that shall be used for construction purposes
R = RECORD	Record of actual completed work

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
ORDINARY WATERCOURSE APPROVAL
ROOT PROTECTION AREAS

Site Specific Notes

1. The proposed development will consist of the construction of a single dwelling and associated access.
2. The underlying geology is noted to be comprised of Clay and Sandstone, with on site testing confirming Clay to a depth of 1.00mbgl. Onsite infiltration testing failed, and a groundwater level of 1.3mbgl was recorded in Trial Pit 4 which is located to the south east of the site.
3. It is therefore proposed that all surface water runoff is discharged into the River Medway which is located along the eastern boundary of the plot. The discharge rate is to be restricted to 1.6l/s which corresponds to the greenfield runoff rate of the site, the proposed network will make use of a detention basin and the sub-base of a permeable access road in order to cater for the 1 in 100-year storm +45% Climate Change Allowance (CCA) +10% Urban Creep.
4. The foul water is to be treated on site via a new package treatment plant, which is to then discharge into the River Medway alongside the surface water discharge.

FOR PLANNING ONLY

REV	DATE	DESCRIPTION	BY	CHK	APP
1	17.08.26	PRELIMINARY ISSUE	LH	CS	CS

cgs civils
Consulting Civil Engineers

CLIENT: MR & MRS L DICKER

ARCHITECT: RICHARD PARR ASSOCIATES

JOB TITLE: FEN PLACE MILL
TURNERS HILL

DRAWING TITLE: DRAINAGE LAYOUT
SHEET 1

DRAWN	ENGINEER	CHECKED	APPROVED
LH	C SLADE	CS	CS

DATE	SCALE @ A1
AUGUST 2026	1:200

JOB No.	STATUS	DRAWING No.	REV.
C4162	P	101	1