

SPECIFICATION NOTES

1. ALL DRAINAGE SHALL BE CONSTRUCTED AND COMMISSIONED IN ACCORDANCE WITH BS EN 295 & BS EN 52, BUILDING REGULATIONS DOC. H AND ANY PARTICULAR REQUIREMENTS OF THE BUILDING CONTROL OFFICER.
2. DRAIN BEDDING IS TO BE PROVIDED AS D200.0, D300.1 and D200.2 AS SHOWN ON THE DRAINAGE DETAILS SHEETS.
3. EFFECTIVE COVER IS THE MINIMUM DEPTH OF COVER OVER THE PIPE CROWN AT ANY TIME DURING THE CONSTRUCTION PROCESS.
4. ALL CONCRETE PIPEWORK, MANHOLES AND FITTINGS SHALL BE TO BS 5911 (ALL RELEVANT PARTS). ALL CONCRETE PIPEWORK TO BE TO HIGH STRENGTH.
5. WHERE CONNECTIONS ARE TO BE MADE TO EXISTING MANHOLES/SEWERS, INVERT LEVELS, PIPE SIZES & ORIENTATION SHALL BE CHECKED PRIOR TO THE COMMENCEMENT OF THE WORKS AND ANY VARIANCE REPORTED TO THE ENGINEER IMMEDIATELY. WORK TO COMMENCE AT DOWNSTREAM END WHEREVER POSSIBLE.
6. WHERE PIPELINES CROSS, EACH IS TO BE SURROUNDED WITH GRADE 5/4 MASS CONCRETE FOR A DISTANCE NOT LESS THAN 1m CENTRED ON THE CROSSING POINT. LENGTH OF SURROUND TO BE EXTENDED AS NECESSARY TO WITHIN 150mm OF THE NEXT NEAREST FLOODING POINTS.
7. THE CONTRACTOR IS TO ENSURE THAT PROTECTIVE MEASURES ARE TAKEN TO ENSURE THAT DRAINAGE PIPEWORK AND FITTINGS ARE NOT DAMAGED BY SITE TRAFFIC PRIOR TO OVERSITE FILLING OPERATIONS BEING COMPLETED AROUND BUILDINGS.
8. ALL PRIVATE DRAINAGE PIPEWORK SHALL BE PVEL. ALL ADOPTED DRAINAGE TO BE TWIN WALL PLASTIC PIPES IN ACCORDANCE WITH C254 REQUIREMENTS. ALL UNDERBUILDING DRAINS TO BE LAID AT A GRADIENT OF 1:40.
9. WHERE DRAINS PASS THROUGH FOUNDATIONS OR CONNECT TO MANHOLES, FLEXIBLE PIPE JOINTS ARE TO PROVIDED WITHIN 150mm OF THE FACE OF THE STRUCTURE AND WITHIN A FURTHER 600mm TO FORM A ROCKER PIPE.
10. WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS, LINTELS ARE TO BE PROVIDED.
11. WHERE PIPELINES PASS WITHIN 3m OF BUILDINGS OR WALLS THE FOUNDATIONS ARE TO BE TAKEN DOWN BELOW THE BOTTOM OF THE TRENCH.
12. 450mm DIA. INSPECTION CHAMBERS (FIC/SIC) MAY BE USED:
- WITH 150mm REDUCED OPENING WHERE THE DEPTH FROM COVER TO INVERT EXCEEDS 1000mm.
- 300mm DIA. POLYPROPYLENE ACCESS CHAMBERS (FAC/SAC) MAY BE USED
- WHERE THE DEPTH FROM COVER TO INVERT DOES NOT EXCEED 600mm AND WHERE THE PIPE SIZE DOES NOT EXCEED 300mm DIA.
13. STEEL COVERS WITHIN PROPERTY BOUNDARIES SHALL BE:
(UNLESS NOTED ON DRAWING OR MANHOLE SCHEDULE)
- ON PRIVATE DRIVEWAYS, FACTA GRADE A (BS EN ISO 1461: 1999)
- ON PRIVATE PATHWAYS, VERGES OR ON GARDENS: FACTA GRADE A (BS EN ISO 1461: 1999)
DUCTILE IRON COVERS OUTSIDE PROPERTY BOUNDARIES SHALL BE:
(UNLESS NOTED ON DRAWING OR MANHOLE SCHEDULE)
- ON ACCESS ROADS AND CAR PARKS: GRADE D400 (BS EN 124:1994)
- ON SHARED PATHWAYS, VERGES: GRADE A13 (BS EN 124:1994)
14. COVER LEVELS SHOWN 'CL' AND INVERT LEVELS SHOWN 'IL' ARE IN METRES ABOVE ORNAMENTAL DATUM.
15. ALL DRAINS TO BE 100mm DIAMETER UNLESS NOTED OTHERWISE.
16. ALL DRAINS MARKED 'PWS' OR 'SWS' ARE PROPOSED ADOPTED SEWERS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST SEWER SECTOR GUIDANCE (SSG).

ABBREVIATIONS

D207.0	DETAIL NUMBER - SEE DRAINAGE DETAIL SHEET
FD	FOUL DRAIN
SWD	SURFACE WATER DRAIN
PWS	ADOPTABLE Foul WATER SEWER
SWS	ADOPTABLE SURFACE WATER SEWER
MH	MANHOLE
IC	INSPECTION CHAMBER
SA	SANITARY
FIC	450mm DIA. Foul INSPECTION CHAMBER - D200.0
SIC	450mm DIA. SURFACE WATER INSPECTION CHAMBER - D200.0
SAC	300mm DIA. Foul ACCESS CHAMBER - D200.18
SAC	300mm DIA. SURFACE WATER ACCESS CHAMBER - D200.18
CL	CAST IRON
VC	VITRIFIED CLAY
CONC	CONCRETE
PCVCU	POLYVINYL CHLORIDE - UNPLASTICISED
G	SMALL GULLY - D200.0
RG	ROAD GULLY - D200.0
CPG	CAR PARK GULLY - D200.2
DP	BELOW GROUND DRAIN POINT
SVP	SOIL VENT PIPE DROP
SS	STUB STACK OR DIRECT DRAIN CONNECTION
DT	SURFACE WATER DISTRIBUTION TANK
FFL	FINISHED FLOOR LEVEL
SFL	STRUCTURAL SLAB LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
SL	SUMP LEVEL
HL	BASE LEVEL
HL	HIGH LEVEL
BD	BACKDROP
CBS	CONCRETE BED & SURROUND
CLASS 5	GRANULAR BED & SURROUND
CLASS 9	GRANULAR BED

Consultant Information



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Consultant Reference

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations, record drawings or the like. The contractor shall satisfy carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.
2. Tender or billing drawings shall not be used for construction or the ordering of materials.
3. Do not scale. All dimensions and levels to be site confirmed.
4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with HSG plan requirements.
5. Copyright: This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.
6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the clients risk. gta hold no responsibility for resulting abortive works or costs.

KEY

- Adoptable Storm Drainage S104
- Adoptable Foul Drainage S104
- Adoptable Foul Rising Main S104
- Private Storm Drainage
- Private Foul Drainage
- Adoptable Foul Sewer Manhole (designed by others)
- Adoptable Storm Sewer Manhole (designed by others)
- 450 Foul Plastic Inspection Chamber
- 450 Storm Plastic Inspection Chamber
- 300mm Foul Water Access Chamber
- 300mm Storm Water Access Chamber
- Storm Water Rooding Point
- Soil and Vent Pipe
- Stub Stack or Direct Drain Connection
- Foul waste gully
- Rain Water Pipe
- Adoptable Road Gully
- Private Yard Gully
- Channel Drain
- Direction of Fall
- Land Drain (discharge into ground)

DESIGN NOTES

1. STORAGE DESIGN BASED ON 1 IN 100 YR STORM + 40%.
2. DRAIN POINTS AND LOCATIONS BASED ON ARCHITECT'S SUBSTRUCTURE DRAWINGS.
3. CONTRACTOR TO ESTABLISH LOCATIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCING.
4. EXISTING TREES TO BE PROTECTED WHERE EXCAVATIONS RUN CLOSE.
5. APPROVAL TO BE GAINED FROM SOUTHERN WATER FOR CONNECTIONS TO SEWERS AND DISCHARGE RATES. NEW DISCHARGES TO WATERCOURSES TO BE APPROVED BY THE EA.
6. CONTRACTOR TO ALLOW FOR NEW FOUL WATER CONNECTIONS INTO SOUTHERN WATER SEWER.
7. S104 AGREEMENT TO BE OBTAINED FOR ADOPTABLE FEATURES. ANY CONSTRUCTION PRIOR TO APPROVALS BEING IN PLACE WILL BE AT YOUR RISK.

P2	17.07.25	ADDITIONAL PLUITS ADDED
P1	05.02.25	PRELIMINARY ISSUE
Rev.	Date	Description

Original size 100mm - this print may be reduced

Note: All dimensions, materials and workmanship in accordance with HWS standards and Building Regulations.
Do not scale from this drawing. All dimensions to be verified with the drawing office. All dimensions shown are structural unless otherwise stated.

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Project

FALLOW WOOD
ISAACS_LANE,BURGESS_HILL

Drawing Title

DRAINAGE LAYOUT
PARCEL_13

Scale Date Drawn Approved
1:200 FEB2025 CM GK

Drawing No
13463/1601

Rev.
P2

1:200

