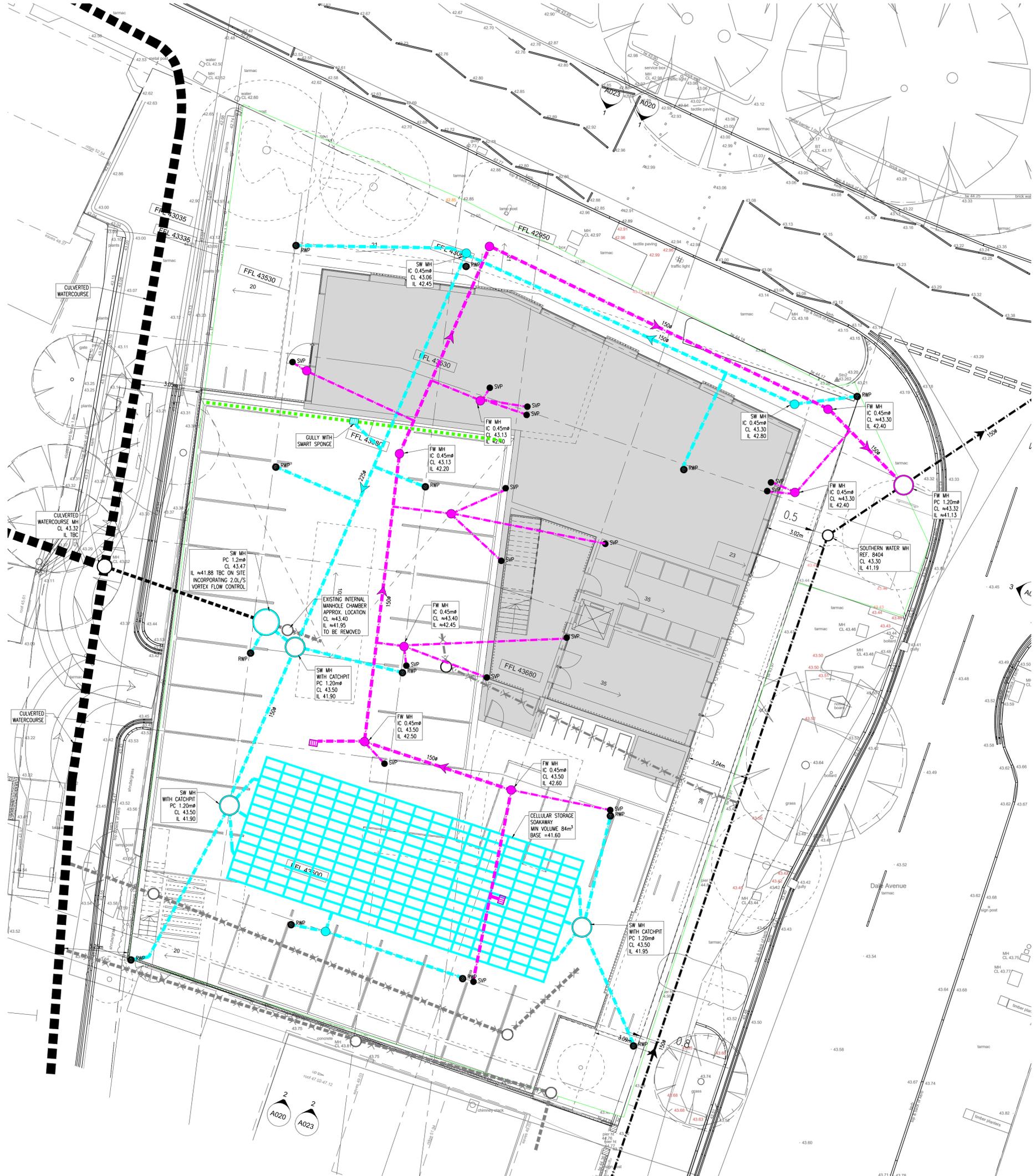


1. GENERAL

- (i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site.
- (ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.
- (iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.
- (iv) The contractor is responsible for all temporary works and for the stability of the works in progress.



2. DRAINAGE GENERAL

- (i) All foul and storm water drains which are not to be adopted as public sewers under a section 104 Agreement must be constructed in accordance with the Building Regulations, BS EN 752 and where appropriate the relevant agreement certificates.
- (ii) Manholes, gullies, gully connections, sewers and other sewerage structures intended to convey surface water are to be constructed in accordance with the Water Authorities Association Specification 'Sewers for Adoption' 7th Edition and relevant Council Design Guide.
- (iii) All concrete used in drainage works to comply with BRE Digest 363 for Class 2 sulphate conditions.

3. BELOW GROUND DRAINAGE

- (i) Pipework to be UPVC-U pipes to BS 4660 : 2000 and Inspection Chambers to BS 7158 : 2001.
- (ii) All adoptable drainage to be constructed in accordance with 'Sewers for Adoption' 7th Edition and the relevant Council Design Guide.
- (iii) All private surface water sewers to be laid at 1 in 80 unless otherwise stated on the drawing.
- (iv) All private foul water sewers to be laid at 1 in 40 at the head of pipe runs and 1 in 80 elsewhere unless otherwise stated.
- (v) All private foul sewer pipes to be 100mm diameter unless otherwise stated on the drawing. All private surface water sewer pipes to be 100mm diameter from downpipes and 150mm diameter elsewhere unless otherwise stated on the drawing.
- (vi) Allow for rodding access above ground where rainwater downpipes do not have a direct connection to an inspection chamber.
- (vii) Existing sewer pipe to be re-used to be surveyed and levelled prior to commencement of the drainage works and refurbished if necessary.
- (viii) Connections to an adopted sewer only to be made following approval from the relevant adopting Authority.
- (ix) All drains, sewer pipes and manholes to be cleaned and tested for water tightness on completion of construction.

4. PIPES

- (i) Plastic pipes shall be of unplasticised polyvinyl chloride (UPVC) complying with the requirements of BS EN 1401-1:2005.
- (ii) Concrete pipes shall be spun by a centrifugal process or be vertically pressed. They shall possess self inverting sockets and shall comply with the requirements of and be tested in accordance with BS 5911:2002.

LEGEND	
	PROPOSED SURFACE WATER DRAIN
	PROPOSED FOUL WATER DRAIN
	EXISTING SURFACE WATER DRAIN
	EXISTING SURFACE WATER DRAIN TO BE ABANDONED
	EXISTING FOUL WATER SEWER
	EXISTING FOUL WATER DRAIN TO BE ABANDONED
	PROPOSED CONCRETE MANHOLE
	PROPOSED PLASTIC INSPECTION CHAMBER (PPIC)
	HIGHWAY GULLY
	SOIL AND VENT PIPE
	RAIN WATER PIPE
	PROPOSED CHANNEL DRAIN

REVISED TO COUNCIL COMMENTS	TRB AK	01.05.25	P02
ISSUED FOR PLANNING	PCA AK	16.12.24	P01
Description		By	Appr. Date

FOR PLANNING
NOT FOR CONSTRUCTION

Title: **DRAINAGE DESIGN**

Project: **60 KEYMER ROAD HASOCKS**

Client: **STAR GARAGES (BRIGHTON) LIMITED**

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Scale: 1:100
0 1m 2m 3m 4m 5m