

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 OFFICE.
2. DRAIN BEDDING IS TO BE PROVIDED AS D200.0, D300.1 and D400.2 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 DOWNSIDE 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 FLOORING 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.
13. 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.
14. STEEL COVERS WITHIN PROPERTY BOUNDARIES SHALL BE:
 - (UNLESS NOTED ON DRAWING OR MANHOLE SCHEDULE)
 - ON PRIVATE DRIVEWAYS, FACTA GRADE A13 (BS EN ISO 1461: 1999)
 - ON PRIVATE PATHWAYS, VERGES OR ON GARDENS: FACTA GRADE A (BS EN ISO 1461: 1999)
15. DUCTILE IRON COVERS OUTSIDE PROPERTY BOUNDARIES SHALL BE:
 - (UNLESS NOTED ON DRAWING OR MANHOLE SCHEDULE)
 - ON ACCESS ROADS AND CAR PARKS: FACTA GRADE A40 (BS EN 124:1994)
 - ON SHARED PATHWAYS, VERGES: GRADE A13 (BS EN 124:1994)
16. COVER LEVELS SHOWN 'CL' AND INVERT LEVELS SHOWN 'IL' ARE IN METRES ABOVE ORNAMENTAL DATUM.
17. ALL DRAINS TO BE 100mm DIAMETER UNLESS NOTED OTHERWISE.
18. ALL DRAINS MARKED 'PWS' OR 'SWS' ARE PROPOSED ADOPTED SEWERS AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST SEWER SECTOR GUIDANCE (SSG).

ABBREVIATIONS

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|---------|--|
| 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 - D207.0 |
| SIC | 450mm DIA. SURFACE WATER INSPECTION CHAMBER - D207.0 |
| SAC | 300mm DIA. Foul ACCESS CHAMBER - D207.18 |
| SAC | 300mm DIA. SURFACE WATER ACCESS CHAMBER - D207.18 |
| CL | CAST IRON |
| VC | VITRIFIED CLAY |
| CONC | CONCRETE |
| PKCU | POLYURETHANE CHLORIDE - UNPLASTICISED |
| G | SMALL GULLY - D207.0 |
| RG | ROAD GULLY - D207.0 |
| CPG | CAR PARK GULLY - D207.2 |
| 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 |
| BL | BASE LEVEL |
| HL | HIGH LEVEL |
| BD | BACKDROP |
| CBS | CONCRETE BED & SURROUND |
| CLASS S | GRANULAR BED & SURROUND |
| CLASS B | GRANULAR BED |

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 verify all such information by means of 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 H&S 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

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| | Adoptable Storm Drainage S104 |
| | Adoptable Foul Drainage S104 |
| | Adoptable Foul Rising Main S104 |
| | Private Storm Drainage |
| | Private Foul Drainage |
| | FWMH |
| | SWMH |
| | 4500 Foul Plastic Inspection Chamber (designed by others) |
| | 4500 Storm Plastic Inspection Chamber (designed by others) |
| | FIC |
| | SIC |
| | FAC |
| | SAC |
| | 300mm Ø Foul Water Access Chamber |
| | 300mm Ø 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.

Consultant Information

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Consultant Reference

Rev.

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 H&M 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. P1

1:200

0 1m 5m 10m 20m