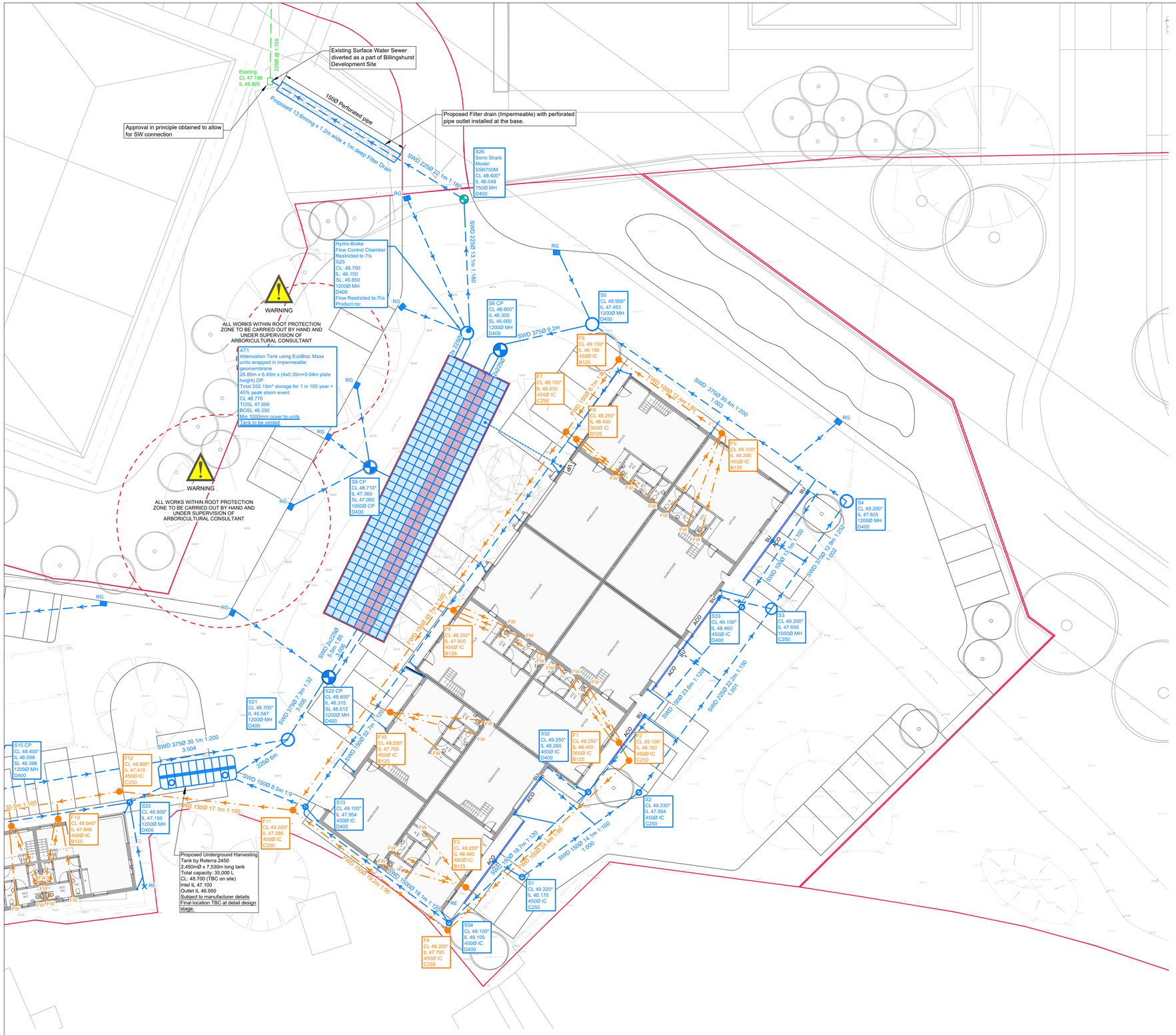

STANDARD EXTERNAL WORKS NOTES

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. SOFT SPOTS TO BE REMOVED AND FILLED TO A MINIMUM DEPTH OF 600mm WITH 6F1/6F2 MATERIAL AND PROOF ROLLED PRIOR TO CONSTRUCTION
6. TYPE 1 SUB BASE MATERIAL SHALL BE IN ACCORDANCE WITH CLAUSE 803 OF THE SPECIFICATION FOR HIGHWAY WORKS (SHW) WITH A MINIMUM LAB CBR OF 30%
7. TYPE 6F1/6F2 CAPPING MATERIAL SHALL BE IN ACCORDANCE WITH CLAUSE 613 OF THE SHW WITH A MINIMUM LAB CBR OF 15%
8. ALL ACCESSES TO COMPLY WITH PART M OF THE BUILDING REGULATIONS AS DESIGNED. IF IN DOUBT ASK ENGINEER.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT

DRAINAGE LEGEND

EXISTING FEATURES

- Ex FWD — Existing foul water sewer/drain and manhole
- Ex SWD — Existing surface water sewer/drain and manhole

PROPOSED FEATURES

- FWD — Foul Drainage
- SWD — Surface Water Drainage
- ACO — Channel drain
- Rainwater pipe
- SU — Rainwater pipe
- Storm water inspection chamber (450Ø)
- Storm water manhole
- Storm water vortex flow control chamber
- Storm water catchpit (1200Ø)
- Storm water rodding eye
- Tree protection area (As taken from 'Lizard drawing no. LLD2229-ARB-DWG-002 rec. 00)
- Road gully
- Yard gully
- FW — Soil stack (type TBC by architect/m&e engineer)
- Foul water access chamber (300Ø)
- Foul water inspection chamber (450Ø)
- FG — Trapped foul gully
- 18.250 x — Surface level - Indicative only and subject to detailed design
- 1:62 — Fall in surface and gradient - Indicative only and subject to detailed design
- 00.000 — Finished floor level - Indicative only and subject to detailed design
- 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
CL	- COVER LEVEL
TL	- TOP OF CELLULAR SA
BL	- BASE OF CELLULAR SA
FL	- FORMATION 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 ASSUMED 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. 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

-2m 0 2m 4m 6m 8m
Scale 1:200

PLANNING
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHK	APP
P4	05.04.24	RWHT ADDED TO SW DRAINAGE	KCK	TZ	CS
P3	22.11.2023	SCALE BAR ADDED	KCK	TZ	CS
P2	12.10.2023	UPDATED TO SUIT NEW SITE PLAN	KCK	TZ	CS
P1	06.05.2021	PLANNING ISSUE	TZ	CS	CS
P-	08.04.2021	DRAFT ISSUE	TZ	CS	CS

cgs civils
Consulting Civil Engineers

CLIENT: CPA PROPERTY

ARCHITECT: MARK ALFORD DESIGN LIMITED

JOB TITLE: HILLAND FARM BILLINGSHURST

DRAWING TITLE: PROPOSED DRAINAGE SHEET 2 OF 2

DRAWN	ENGINEER	CHECKED	APPROVED
TZ	TZ	CS	CS

DATE	SCALE @ A1
April 21	1:200

JOB No.	STATUS	DRAWING No.	REV.
C1550	*	201	P4

PLANNING

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
ORDINARY WATERCOURSE APPROVAL
LOCATION AND DEPTH OF EXISTING UTILITIES
ROOT PROTECTION AREAS

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL

SITE SPECIFIC DESIGN NOTES:

- DRAINAGE LAYOUT SUBJECT TO EXTERNAL LEVELS DESIGN BY OTHERS
- EXTERNAL SURFACE FINISHES SHOWN INDICATIVELY ONLY AND TO BE DESIGNED BY OTHERS
- RWPs AND FW SOIL STACK POSITIONS ASSUMED - TO BE CONFIRMED BY ARCHITECT AT DETAIL DESIGN STAGE
- THE LOCATION OF THE PROPOSED FOUL SEWER OUTFLOW WILL BE CONFIRMED DURING THE DETAILED DESIGN STAGE. AN EASEMENT AND A THIRD-PARTY AGREEMENT ARE REQUIRED TO ENSURE THE VIABILITY OF THE PROPOSED CONNECTION.