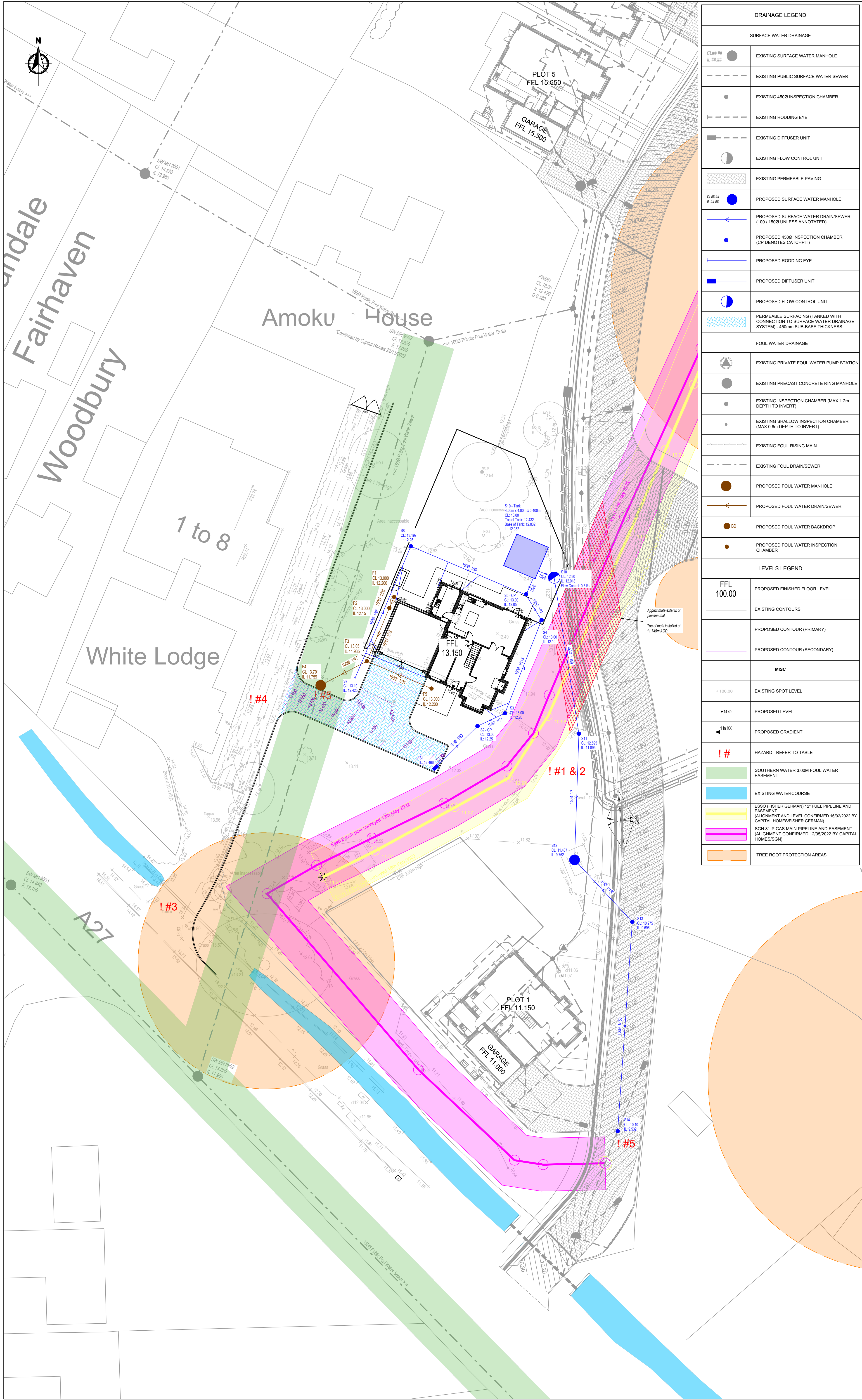




DRAINAGE LEGEND	
SURFACE WATER DRAINAGE	
CL ## IL ##	EXISTING SURFACE WATER MANHOLE
	EXISTING PUBLIC SURFACE WATER SEWER
	EXISTING 4500 INSPECTION CHAMBER
	EXISTING RODDING EYE
	EXISTING DIFFUSER UNIT
	EXISTING FLOW CONTROL UNIT
	EXISTING PERMEABLE PAVING
CL ## IL ##	PROPOSED SURFACE WATER MANHOLE
	PROPOSED SURFACE WATER DRAIN/SEWER
	PROPOSED 4500 INSPECTION CHAMBER (OP DENOTES CATCHPIT)
	PROPOSED RODDING EYE
	PROPOSED DIFFUSER UNIT
	PROPOSED FLOW CONTROL UNIT
	PERMEABLE SURFACING (TANKED WITH CONNECTION TO SURFACE WATER DRAINAGE SYSTEM) - 450mm SUB-BASE THICKNESS
FOUL WATER DRAINAGE	
	EXISTING PRIVATE FOUL WATER PUMP STATION
	EXISTING PRECAST CONCRETE RING MANHOLE
	EXISTING INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT)
	EXISTING SHALLOW INSPECTION CHAMBER (MAX 0.6m DEPTH TO INVERT)
	EXISTING FOUL RISING MAIN
	EXISTING FOUL DRAIN/SEWER
	PROPOSED FOUL WATER MANHOLE
	PROPOSED FOUL WATER DRAIN/SEWER
	PROPOSED FOUL WATER BACKDROP
	PROPOSED FOUL WATER INSPECTION CHAMBER
LEVELS LEGEND	
FFL 100.00	PROPOSED FINISHED FLOOR LEVEL
	EXISTING CONTOURS
	PROPOSED CONTOUR (PRIMARY)
	PROPOSED CONTOUR (SECONDARY)
MISC	
+ 100.00	EXISTING SPOT LEVEL
• 14.40	PROPOSED LEVEL
	PROPOSED GRADIENT
! #	HAZARD - REFER TO TABLE
	SOUTHERN WATER 3.00M FOUL WATER EASEMENT
	EXISTING WATERCOURSE
	ESSO (FISHER GERMAN) 12" FUEL PIPELINE AND EASEMENT (ALIGNMENT AND LEVEL CONFIRMED 16/02/2022 BY CAPITAL HOMES/FISHER GERMAN)
	SGN 8" IP GAS MAIN PIPELINE AND EASEMENT (ALIGNMENT CONFIRMED 12/05/2022 BY CAPITAL HOMES/SGN)
	TREE ROOT PROTECTION AREAS

NOTES

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.

2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.

3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.

5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.

6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logo and company information must be removed from copies if information is re-used.

7. Where used, this map is based on or reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationary Office (c) Crown Copyright. Licence number: 100022432. BP Civils accept no liability for any inaccuracies with the data.

8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.

RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

1. ESSO pipelines. ESSO apparatus has been identified within the bounds of the site, as confirmed by Fisher German.

2. SGN 8" steel intermediate pressure (IP) gas main. SGN apparatus has been identified within the bounds of the site, in the form of an intermediate pressure gas main (8") as confirmed by SGN. Pipeline surveyed on 12th May 2022 by Capital Homes/SGN.

3. Working with live flows. Contractor to be mindful of live flows and the potential for such to be present when undertaking the works within close proximity of the watercourse.

4. Buried services. Contractor to refer to record drawings and use CAT to locate existing services and undertake necessary precautions and investigation prior to excavating.

5. Working in live sewers. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

DRAINAGE NOTES:

1. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Sewers for Adoption, BS8301 & BSEN 752-1.

2. For location and setting out of building drainage points refer to architects drawings.

3. All pipe runs near buildings to comply with the Building Regulations 2002 part h1. Where a pipe is within 1m of a foundation the trench shall be filled with class gen3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class gen3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN3 concrete.

4. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN3 concrete encasement (150mm thick).

5. Where a pipe, under a carriageway, has a depth of cover of less than 1.2m the pipe shall be laid in a concrete bed and surround.

6. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section, a board thickness of 15mm for pipes up to 450mm nominal diameter and 30mm for pipes over 450mm nominal diameter.

7. All private building drainage shall be constructed in strict accordance with BS EN 752-1, unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of c/c (1 in 1 in 400 (1 in 1 in 80) for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in conjunction with 'non adoptive bedding details' (class d, n or b) unless otherwise specified.

8. All pipes, bends and junction for private building drainage shall be UPVC conforming to BS4640 and BS5451 as appropriate and shall be laid in accordance with the manufacturer's specification. All pipes, bends and junction materials for adoptable drainage shall be vitified clay, extra strength or super strength to BS EN 855, with flexible joints and kilnmark certified.

9. All stub stacks to be fitted with air admittance valves where branch drain exceeds 12m except at the head of the run. Soil vent pipes located at the head of a run to terminate to fresh air.

10. All connections to be soffit to soffit unless otherwise noted.

11. All concrete and concrete products to be in accordance with BRE 363 for sulphates.

12. The locations of all sops and reaps shall be cross referenced against the architects drawings during setting out.

13. Before connections are made to existing public sewers an application under 106 must be made to relevant sewerage undertaker.

14. The precise depth and location and size of existing pipes or manholes where connections or diversion are proposed must be confirmed and reported to the engineer at the earliest opportunity.

15. Where inspection covers are located in areas of block paving or paving slabs they shall be fitted with recessed covers and grilled with the adjacent material.

16. Existing drains - any existing drains to be abandoned to be decommissioned in view of building regulations by either building out, infilled or sealed.

P126/07/2522/05/25

Drainage re-design

Original Issue

Rev.

Date

Amendments

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Drawing Status

PRELIMINARY

NOT FOR CONSTRUCTION

Client

Capital Homes

Project

Plot 9 - Oak Lodge, Bursledon

Drawing Title

Proposed Drainage & Levels

Scale

1:200

Date

May '25

Drawn By

SPB

Checked By

MJA

Project No

D2034.1

Drawing Code

000-BPC-WD-ZZ-D-C

Drawing No.

001

Rev.

P1