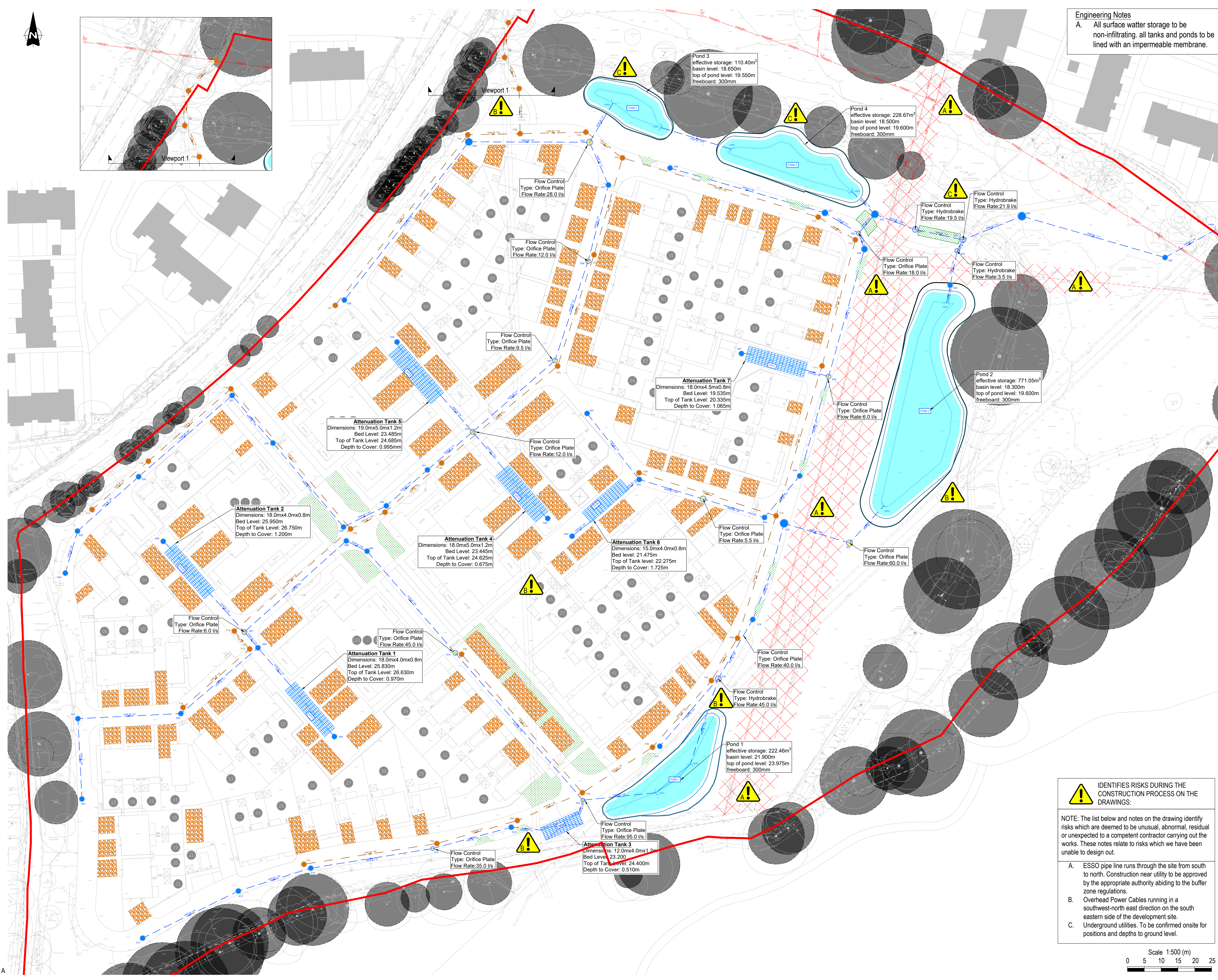




Engineering Notes
A. All surface water storage to be non-infiltrating. all tanks and ponds to be lined with an impermeable membrane.

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GENERAL NOTES

- All setting out to be in accordance with the Architects drawings. Any discrepancies between the Engineers and the Architects drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.
- All drainage to be installed in accordance with relevant Building Regulations documents and Current Sewers for Adoption where applicable.
- Connections to Public sewers to be agreed and inspected by Water Authority.
- Invert level, size and cover levels to existing manholes and sewers to be checked prior to any construction. Any discrepancies to be reported immediately.
- Invert to base of soil stack bends to be 450mm below lowest branch connection for up to 3 storeys buildings. For buildings up to 5 storeys the invert to base of soil stack bends should be not less than 750mm.
- All RWP and Foul Water drain point setting out is to be confirmed by Architect.
- All RWP & SVP sizes & setting out by Architect / M/E Engineer. All below ground connections to match above ground outlet size, Min 100/110mm diameter.
- Foul drains to project 100mm above finished floor level.
- All internal Manholes and Inspection Chambers to have double sealed recessed covers to suit floor finishes by Architect.
- All external covers in footpaths and roads in non tarmac areas to have recessed trays to suit the paving material.
- Refer to drainage specification for pipe materials.
- All pipework to be 100/110Ø UNO. Refer to note 7 connection sizes.
- All external covers in footpaths and roads in non tarmac areas to have ground rodding access, refer to above ground drainage layout by others.
- This drawing has been produced in colour and should be reproduced in colour for clarity.
- A CCTV Survey and report in WINCAN format for all new drainage will be required before the "As Built" drawings will be issued.

Legend

- Proposed SW Pipe
- Proposed SW Perforated Pipe
- Proposed FW Pipe
- Permeable Paving
- Raingarden
- Geocellular Tank (AquaCell)
- Proposed Effective Pond Storage Area
- SW Manhole (PCC Rings)
- FW Manhole (PCC Rings)
- SW Flow Control Manhole (Hydrobrake)
- SW Flow Control Manhole (Orifice Plate)
- Existing Manholes
- Existing Foul Sewer
- Site Boundary
- Tree Root Protection Zone

P10	Updated to Suit Client Comments	GA	SG	17.12.25
P09	Updated to Suit Planning Queries	GA	KL	27.11.25
P08	Updated to Suit LPA Comments	GA	KL	23.09.25
P07	Updated to suit Revised Layout	GA	KL	11.09.25
P06	Full Design Pack	GA	KL	30.01.25
P05	Updated to suit latest comments	GA	AS	20.12.24
P04	Updated to latest layout	CJ	AS	11.09.24
P03	Updated Foul Outfall	CJ	AS	29.08.24
P02	Updated drainage routes	CJ	AS	25.07.24
P01	Initial issue	CJ	AS	09.07.24

Rev.	Amendment	Dm	Chkd	Date

Drg Status **PRELIMINARY** Suitability **S3**

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Client **Eastleigh Borough Council**

Project **Kings Copse Close**

Title **Below Ground Drainage Layout**

Reviewed Scheme AS Date 09.07.2024

Reviewed Final Date

Scales at A1 1:500 Project No. **L241014**

Project Ref. Originator Zone Level Type Role Drg No. Rev.

KCA AKSW XX XX DR C 9200 P10

IDENTIFICATION RISKS DURING THE CONSTRUCTION PROCESS ON THE DRAWINGS:

NOTE: The list below and notes on the drawing identify risks which are deemed to be unusual, abnormal, residual or unexpected to a competent contractor carrying out the works. These notes relate to risks which we have been unable to design out.

- A. ESSO pipe line runs through the site from south to north. Construction near utility to be approved by the appropriate authority abiding to the buffer zone regulations.
- B. Overhead Power Cables running in a southwest-north east direction on the south eastern side of the development site.
- C. Underground utilities. To be confirmed onsite for positions and depths to ground level.

Scale 1:500 (m)
0 5 10 15 20 25