

DRAINAGE KEY:-

	PRIVATE SURFACE WATER PIPE
	PRIVATE SURFACE RODDING EYE
	PRIVATE SURFACE INSPECTION CHAMBER
	ADOPTABLE SURFACE WATER PIPE
	ADOPTABLE SURFACE WATER MANHOLE
	PRIVATE FOUL WATER PIPE
	PRIVATE FOUL INSPECTION CHAMBER
	ADOPTABLE FOUL WATER PIPE
	ADOPTABLE FOUL WATER MANHOLE
	PROPOSED RAIN WATER CONNECTION
	PROPOSED FOUL CONNECTION POINT
	PRIVATE SURFACE ROAD GULLY
	PRIVATE SURFACE YARD GULLY
	ADOPTABLE SURFACE ROAD GULLY
	PROPOSED FINISH FLOOR LEVEL
	PROPOSED FOUL WATER RISING MAIN
	PROPOSED SURFACE WATER RISING MAIN
	CHANNEL DRAIN
	SKELTANK DIFFUSER
	BOUNDARY SITE
	PROPOSED PRIVATE SOAKAWAY
	PROPOSED PRIVATE ATTENUATION CRATE

HIGHWAY DRAINAGE SUBJECT TO HIGHWAYS APPROVAL

ABOVE GROUND DRAINAGE TO BE CONFIRMED BY THE ARCHITECT

CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF EXISTING SERVICES PRIOR TO START OF WORKS

SEWER CONNECTION IS SUBJECT TO SECTION 106 AGREEMENT WITH ANGLIAN WATER

EXTERNAL LEVELS ADJACENT BUILDING TYPICALLY 150mm - LOWER THAN FFL. PROVIDE RAISED DPC WHERE LEVEL WITH FFL - REFER TO ARCHITECTS DETAIL.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

DETENTION BASIN
MIN BANK LEVEL = 29.900
BASE LEVEL = 28.400
MAX WATER LEVEL = 29.600
1 in 3 SIDE SLOPES

PRIVATE CONNECTIONS TO THE ADOPTABLE SEWERS ARE TO BE MINIMUM 100mm DIAMETER AND LAID SOFFIT TO SOFFIT.

HEALTH & SAFETY INFORMATION

IN ADDITION TO THE RISK NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DESIGN, NOTE THE FOLLOWING SIGNIFICANT RISKS AND INFORMATION

CONSTRUCTION RISKS:

- BURIED SERVICES - CONTRACTOR TO ESTABLISH LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION
- DEEP EXCAVATIONS - CONTRACTOR TO IDENTIFY LOCATIONS AND CORDON OFF AREAS/MAKE SAFE PRIOR TO CONSTRUCTION
- WORKING IN HIGHWAY - CONTRACTOR ADOPT A SAFE METHOD OF WORKING WHILST UNDERTAKING WORK EG. PPE, CONES ETC AND TO ARRANGE TRAFFIC MANAGEMENT IF APPROPRIATE.

THE DESIGN TEAM HAVE HIGHLIGHTED UNUSUAL AND SIGNIFICANT RISKS ONLY THAT MAY NOT BE OBVIOUS TO A COMPETENT CONTRACTOR. THEY ARE TO ASSIST WITH RISK REDUCTION ONLY AND ARE NOT NECESSARILY COMPREHENSIVE. IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING TO AN APPROPRIATE RISK ASSESSMENT AND METHOD ON SITE

Notes

GENERAL

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
- ALL WORKMANSHIP AND MATERIALS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT EUROCODES, CODES OF PRACTICE AND GOOD BUILDING PRACTICE.
- ALL WORK SHALL BE TO THE SATISFACTION OF THE ENGINEER AND THE LOCAL AUTHORITY.
- SETTING OUT DETAILS ARE SHOWN ON THE ARCHITECTS DRAWINGS UNLESS NOTED OTHERWISE. ENGINEERS DRAWINGS INDICATE STRUCTURAL ELEMENTS ONLY.
- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE CARRYING OUT ANY WORKS.
- ALL EXISTING DETAILS AND DIMENSIONS INDICATED ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF EXISTING STRUCTURES AND THE WORKS AT ALL TIMES DURING CONSTRUCTION.
- ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
- THIS DRAWING IS FOR THE PRIVATE AND CONFIDENTIAL USE OF THE CLIENT FOR WHOM IT WAS UNDERTAKEN AND IT SHOULD NOT BE REPRODUCED IN WHOLE OR IN PART OR REPLIED UPON BY THIRD PARTIES FOR ANY USE WITHOUT THE EXPRESS WRITTEN AUTHORITY OF J.P. CHICK AND PARTNERS LIMITED.

DRAINAGE NOTES

- ALL PRIVATE DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT H AND BRITISH STANDARD EN 752.
- PRIOR TO COMMENCEMENT OF THE WORKS THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO OBTAIN THEIR REQUIREMENTS AND TO OBTAIN APPROVAL FOR HIS METHOD OF WORKING AND WHERE APPROPRIATE HIS INTENDED CHOICE OF MATERIALS.
- ALL MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL COMPLY WITH THE RELEVANT BRITISH STANDARD. SOURCES OF MATERIALS ARE TO BE AGREED WITH THE EMPLOYERS REPRESENTATIVE/ENGINEER IN ADVANCE OF THE WORKS.
- PRIOR TO COMMENCEMENT OF THE WORKS ALL DRAINAGE OUTFALL POINTS, WHETHER EXISTING SEWER, DRAIN OR WATERCOURSE, SHALL BE VERIFIED ON SITE BY THE CONTRACTOR IF THE OUTFALL POINT IS FOUND TO BE HIGHER OR SIGNIFICANTLY LOWER THAN SHOWN ON THE DRAWINGS THEN THE ENGINEER IS TO BE NOTIFIED (SIGNIFICANT REDESIGN OF DRAINAGE AND LEVELS MAY BE NECESSARY).
- ALL WORKS TO NEW OR EXISTING PUBLIC SEWERS SHALL BE TO THE APPROVAL OF THE WATER AUTHORITY AND IN ACCORDANCE WITH SEWERS FOR ADOPTION THE LATEST EDITION.
- ALL COVER LEVELS SHOWN ON THIS DRAWING ARE APPROXIMATE. EXACT LEVELS OF NEW COVERS AND FRAMES TO BE DETERMINED ON SITE TO MATCH LEVEL AND PROFILE OF FINISHED SURFACE.
- ALL COVERS, GRATINGS AND FRAMES TO CHAMBERS, GULLIES, CHANNELS etc. SHALL BE OF THE CORRECT LOAD CLASS TO SUIT THEIR LOCATION.

PHASE 1

MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
PS51	1200	Type E	29.90	28.640	1.035	606189.162	253748.541
S1	1350	Type B	35.979	34.524	1.305	606184.637	255610.507
S2	1350	Type B	34.418	32.960	1.233	606238.265	255950.705
S3	1350	Type B	34.286	32.679	1.364	606243.126	255950.035
S4	1200	Type B	34.688	32.455	1.404	606241.762	255959.945
S5	1200	Type E	33.587	32.129	1.233	606233.544	255953.690
S6	1200	Type B	33.303	31.869	1.209	606210.532	255703.948
S7	1350	Type B	36.616	35.058	1.368	606149.005	255623.959
S8	1350	Type B	35.996	34.526	1.320	606135.145	255632.212
S9	1350	Type B	35.587	34.155	1.282	606130.589	255640.561
S10	1350	Type B	35.134	33.783	1.221	606129.284	255951.271
S11	800x675	Type D	33.710	32.860	0.750	606103.534	255959.249
S12	1200	Type E	33.950	32.592	1.133	606111.301	255678.445
S13	1200	Type B	34.261	32.411	1.551	606120.098	255672.374
S14	1200	Type B	34.626	32.279	2.047	606133.071	255670.260
S15	1200	Type B	34.856	32.226	2.330	606144.902	255669.650
S16	1200	Type B	34.442	32.123	2.019	606167.281	255665.589
S17	1200	Type E	33.622	31.838	1.484	606190.035	255702.748
S18	1200	Type E	33.043	31.419	1.324	606198.123	255712.364
S19	1350	Type B	31.236	29.622	1.314	606211.157	255735.962
S20	1350	Type E	29.900	28.457	1.068	606206.600	255746.338
S21	1350	Type B	30.340	28.800	1.315	606245.914	255744.982
S22	1350	Type B	29.530	28.637	0.963	606235.238	255752.791
S23	1350	Type B	30.356	28.534	1.522	606220.635	255761.688
S24	1350	Type E	29.900	28.275	1.250	606210.223	255766.262
S25	1350	Type B	29.500	28.181	0.944	606215.053	255779.425
F1	1200	Type E	36.467	34.846	1.170	606160.399	255958.526
F2	1200	Type E	35.026	34.444	1.336	606190.074	255610.867
F3	1200	Type E	34.461	32.922	1.391	606240.362	255649.001
F4	1200	Type E	34.261	32.721	1.391	606245.105	255658.029
F5	1200	Type E	34.051	32.709	1.162	606244.550	255660.548
F6	1200	Type E	33.582	32.223	1.209	606227.696	255692.854
F7	1200	Type E	33.288	31.937	1.201	606214.422	255704.507
F8	1200	Type B	36.284	34.631	1.503	606138.062	255626.733
F9	1200	Type E	35.033	34.517	1.265	606130.775	255633.393
F10	1200	Type E	35.542	34.173	1.219	606127.248	255642.521
F11	1200	Type E	35.063	33.781	1.122	606127.421	255665.070
F12	1200	Type E	34.195	33.000	1.045	606117.022	255671.105
F13	1200	Type E	34.515	32.841	1.525	606129.243	255667.648
F14	1200	Type B	34.628	32.645	2.033	606144.368	255667.318
F15	1200	Type B	34.774	32.479	2.145	606158.229	255675.373
F16	1200	Type B	33.705	31.919	1.636	606189.674	255696.390
F17	1200	Type B	32.950	31.141	1.600	606201.368	255712.865
F18	1200	Type E	31.648	30.359	1.139	606210.397	255738.318
F19	1200	Type E	30.926	29.599	1.178	606215.904	255738.424
F20	1200	Type E	29.321	27.800	1.371	606232.015	255756.058
F21	1200	Type B	29.710	27.050	2.500	606220.760	255768.400
F22	1200	Type E	35.424	33.935	1.340	606206.767	255623.541
F23	1200	Type E	34.733	33.238	1.345	606229.838	255641.021

P2	01.06.21	JCB	UPDATED TO ARCHITECTS' NEW LAYOUT		
Rev.	Date	By	Amendment	Chk.	App.
Status					
PRELIMINARY					
JP Chick & Partners Ltd Consulting Civil & Structural Engineers					
7 Museum Street, Ipswich, Suffolk. IP1 1HQ.					
T: (01473) 280699			W: www.chick.co.uk		
F: (01473) 280701			E: ipswich@chick.co.uk		
Also at: 8 Atlantic Square, Station Rd, Witham, Essex, CM8 2TL. T: (01603) 619093 T: (01376) 503020					
23 St Stephens Road, Norwich, Norfolk, NR1 3SP. T: (01603) 619093 F: (01603) 610840					

Client

HHF (EA) Limited

Project
PROPOSED RESIDENTIAL DEVELOPMENT, HILL HOUSE LANE, NEEDHAM MARKET.

Drawing Title
DRAINAGE LAYOUT SHEET 1 of 2

Scale 1:250 @ A1	Checked	Date
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