



KEY

- Site Boundary Line
- Check Dam
- 65.700 (65.700) 3200 PPC (FW / SW with inverts)
- 65.700 (65.700) 4600 PPC (FW / SW with inverts)
- 65.700 (65.700) 6000 PPC (FW / SW with inverts)
- 65.700 (65.700) Demarcation Chamber (with inverts)
- Surface Water Soakaway
- RE (65.000) Rodding Eye with Invert Level
- DC Linear Drainage Channel
- G Road Gully (Private)
- Yard Gully
- RWP Rain Water Pipe
- BIG Back Inlet Gully
- TFG Trapped Floor Gully
- DP Discharge Pipe
- SVPSS Soil Vent Pipe / Stub Stack

Private Drainage Notes

- All house drains to be 100mmØ or 150mmØ Clay pipes to BS EN 295, or 110mmØ or 160mmØ PVC-U pipes to BS4566.
- All RWPs to discharge to Roadable Trapped Gullies.
- All foul gullies to be trapped back inlet type.
- Inspection chambers in driveways to have class B125 cover and frame.
- All pipe work and fittings to be installed in accordance with manufacturers instructions.
- All drainage to comply with relevant British Standards, current Building Regulations Part H and MISC Standards.
- Land drainage to be 100mm perforated uPVC pipe work with minimum 100mm bed and surround. Trench to be backfilled with stone bedding material.
- All dimensions to be in millimetres.

DO NOT SCALE THIS DRAWING A0

GENERAL NOTES:

- Before construction commences, the setting out Engineer shall ensure that all setting out information is mutually compatible with all the drawings and documents provided by the designers. Where information is apparently contradictory or ambiguous, the design Engineer and/or the Architect is to be informed immediately. Thomas Consulting will accept no liability for setting out errors where work is constructed to incorrect information.
- All drawings and documents are to be read in conjunction with one another, are mutually compatible and shall be read as such. All documents shall be checked to ensure that they are compatible by the contractor before construction commences. In the event of apparent ambiguity or contradiction the engineer and/or architect shall be notified immediately. Thomas Consulting accept no liability in the event of not being so notified and where construction work has commenced.
- In accordance with CDM regulations 2015 this drawing has been prepared with due attention to identifying any unusual design hazards that may exist. Unusual design hazards are hazards that a reasonably competent contractor, experienced in this type of work may not be expected to identify. In dealing with unusual design hazards we have adopted the "CHRC" principle and where possible identified (I) the hazard at design stage, if it has not been possible to eliminate the hazard we have endeavoured to reduce (R) it, where it has not been possible to eliminate those hazards, the hazard is noted on the drawing with appropriate information (I) in order that the hazard can be controlled (C) during construction. It is the contractor's responsibility to fully acquaint themselves with all construction drawings before commencing construction and if in doubt about any matter to ask for clarification from the designer.
- All drawings issued electronically for this scheme are provided for the sole purpose of assisting the design, procurement or construction of the structures for which Thomas Consulting have been appointed as Design Engineers/Consultants. They may not be used for any other purpose, nor may they be amended, copied, redistributed or issued to third parties without the written agreement of Thomas Consulting. All drawings remain under copyright to, and the intellectual property of, Thomas Consulting. Upon completion of the project, all drawings are to be deleted from your computer systems and all other electronic copies destroyed. Where electronic copies of this drawing are to be issued, those will be provided in a digital only format by Thomas Consulting to other copies may be retained, by copying and using this drawing, it is assumed that you agree to abide by these Terms and Conditions.
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REVISIONS					
REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	
A	18.08.23	Minor amendments to Plot 1 change to match inset IC as requested by client.	cf	MJ	

DRAWING STATUS: FOR BUILDING REGULATION APPROVAL

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CLIENT: STEADY ST8 DESIGN SERVICES

PROJECT: WINTLES LANE BISHOPS CASTLE

DRAWING TITLE: DRAINAGE LAYOUT PLAN

DATE CREATED	DRAWING SCALE	DRAWN BY	CHECKED BY	QA CATEGORY
13.07.2023	1:100 @A1	cf	MJ	1
DRAWING REF:	REV:			
TC / T21111 / 23 / 100	A			