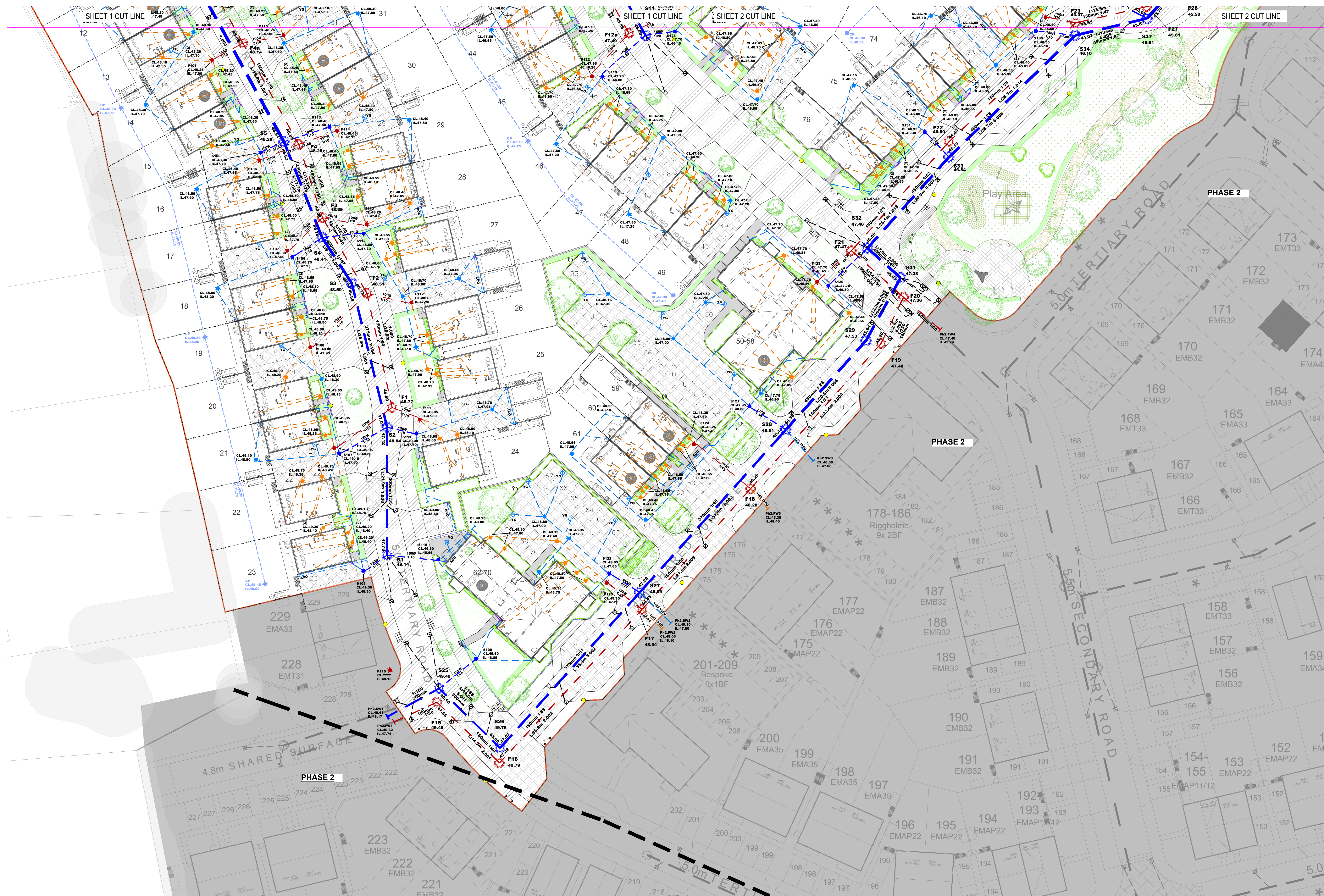




PRIVATE FOUL WATER CONNECTIONS NOTE:

REFER TO NIBIC TECHNICAL GUIDANCE 5.301, WHERE DISCHARGE FROM SVP'S SHOULD USE THE MAIN CHANNEL OF THE POLYPROPYLENE INSPECTION CHAMBER WHEREVER PRACTICABLE.

REFER TO NIBIC TECHNICAL GUIDANCE 5.304, WHERE 'Y' CONNECTIONS UNDER BUILDINGS ARE PERMITTED FROM WBS, BATH OR SHOWER ONLY, AND NOT FROM WC, KITCHEN SINK OR UTILITY.

IF ANY OF THE ABOVE CANNOT BE ACHIEVED, OR THERE ARE ANY PLOT SPECIFIC QUERIES, ASK ENGINEERS FOR FURTHER GUIDANCE PRIOR TO CONSTRUCTION.

MANHOLE / INSPECTION CHAMBER COVER GENERAL NOTE

- A15: FOR PEDESTRIAN-ONLY AREAS, GARDENS AND PATHWAYS.
- B125: FOR LOW-TRAFFIC AREAS, DRIVEWAYS AND FOOTPATHS.
- C250: FOR LIGHTLY TRAFFICKED ROADS AND SMALL PRIVATE CAR PARKS.
- D400: FOR HEAVY-DUTY APPLICATIONS, CARRIAGEWAYS, AND PARKING AREAS FOR ALL VEHICLE TYPES.

DESIGN TO THE SSG GUIDELINES, IWNIL ARE
TO BE THE ADOPTING WATER COMPANY
DESIGN SUBJECT TO TECHNICAL APPROVAL

PRIVATE DESIGN SUBJECT TO APPROVAL FROM NHBC.

SHEET 1

SHEET LOCATION PLAN

SCALE - 1:250

NOTES	
1	DO NOT SCALE THIS DRAWING ON PRINT OR ELECTRONICALLY. WORK FROM FIGURED DIMENSIONS ONLY.
	No deviation from the details shown on this drawing is allowed without the Engineer's prior permission in writing.
	Read this drawing with all Architects, Service Engineers and the Engineer's relevant details and drawings. NB. Setting-out dimensions are per the Architect's drawings take precedence.
	All work is to be in accordance with the relevant specifications issued by the Engineer, British Standard Code of Practice, Statutory requirements and the Contract Documents.
	DRAWING STATUS
P. PRELIMINARY	Evolution drawings for approval, Tenders, Billings, etc.
C. CONSTRUCTION	Fully developed drawings issued under instruction for construction.
ONLY STATUS C DRAWINGS TO BE USED FOR CONSTRUCTION.	

DRAINAGE KEY

	EXISTING THAMES WATER SEWERS TO BE RETAINED
	ADOPTABLE SURFACE WATER MANHOLE
	MANHOLE COVER LEVEL
	INVERT LEVEL
	PRIVATE FOUL INSPECTION CHAMBER
	450mm UNO 300mm INVERSE REF (2) INDICATED 500mm OF CATCATCH WITH REF (2) INDICATED CL = COVER LEVEL IL = INVERT LEVEL PIPE 100mm Ø UNO
	ADOPTABLE FOUL WATER MANHOLE
	MANHOLE COVER LEVEL
	INVERT LEVEL
	PRIVATE FOUL INSPECTION CHAMBER
	450mm UNO Ø250, 300 or 150mm where REF (2) INDICATED CL = COVER LEVEL IL = INVERT LEVEL PIPE 100mm Ø UNO
	HC HIGHWAY GULLY, WITH 150mm OUTFALL, CONNECTS TO A MIN 225mm DCA CARRIER PIPE
	PR PRIVATE ROAD GULLY, WITH 150mm OUTFALL
	YR PRIVATE YARD GULLY, WITH SUMP AND 100mm OUTFALL
	RT PRIVATE ROOFING TILE, 100mm Ø IL - 0.4m UNO, 100mm Ø
	PRV PRIVATE CHANNEL DRAIN, WITH SUMP AND 100mm Ø OUTLET, ACC TO THRESHOLD DRAIN OR SIMILAR APPROVED
	PRV PRIVATE CHANNEL DRAIN, WITH SUMP AND 100mm Ø OUTLET, ACC TO RAINDRAIN OR SIMILAR APPROVED
	PRV PRIVATE CHANNEL DRAIN, WITH OUTLET SUMP, ACC A60 M20 20 OR SIMILAR APPROVED, GRADE FASH TIED BY LANDSCAPE ARCHITECT
	LD LAND DRAINAGE, 100mm PERFORATED PIPE AT 3m HIDE DEPTH FILLED TRENCH SURROUNDED BY A NON PERMEABLE MEMBRANE, KEPT TO THE U.L.E. SLOPE
	SLD SOLID PIPE LAND DRAIN OUTLET, PIPE DIA AS SHOWN, WITH CONCRETE BACKFILL AND 200mm INVERT LEVEL AS SHOWN

GENERAL REMARKS NOTES:
FOR MANHOLE / INSPECTION CHAMBER TYPES, REFER TO DAMAGE DETAILS SHEET.

FOR MANHOLE SETTING OUT/ COORDINATES, REFER TO LATEST CAD PLAN.

FINAL COVER LEVELS TO BE ADJUSTED ON SITE WHERE REQUIRED.

ALL GULLIES OR CHANNEL, TO BE LOCATED AT LOW POINTS. LOW POINTS TO BE CHECKED ON SITE PRIOR TO HIGHLY SURFACING.

LANDSCAPE NOTE (APPLICABLE SITE WIDE)
CONTRACTOR TO MAINTAIN ALL TEMPORARY MEASURES REQUIRED DURING CONSTRUCTION PHASE.

SOFT LANDSCAPE AREAS IN ACCORDANCE WITH LANDSCAPE ARCHITECTS DETAIL.

HARD LANDSCAPE SHOWN IN AREAS OF CUT ARE AIMED AT SEVERATING THE PERMANENT GROUND SURFACE. THE AREAS SHOULD BE MONITORED, AND INSPECTED PRIOR TO COMPLETION / OCCUPATION.

OTHER AREAS, AND ON THE BASIS ALL GARDENS AND LANDSCAPES AREALS ARE PRESERVED IN ACCORDANCE WITH THE RISKS DOCUMENT REF: 10/016/01 AND ALL WORKS ARE COMPLETED TO TAYLOR WATKINS'S APPROVAL, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS. IF ANY ADDITIONAL DAMAGE IS REQUIRED, UNLESS WAS BY THE DESIGN CHAIN ENGINEERS ARE NOTIFIED OTHERWISE, FOR AN ORDER FOR DAMAGE TO REMAINING LAND TO REFER TO STRUCTURAL ENGINEER'S DETAILS.

GROUND WATER NOTES:
GROUNDWATER MONITORING DURING WINTER MONTHS FOUND. GROUNDWATER DEPTH OF 0.1m - 0.2m BELOW GROUND LEVEL. POSSIBLE CONTAMINATING MEASURES REQUIRED.

IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT OUR PROJECT FOR THE CORRECTION OF WORKS.

P4	UPDATED TO SUIT PLANNING AMENDMENTS	04.06.26	MH
P3	ISSUED FOR APPROVAL	06.10.25	KW
P2	ISSUED FOR APPROVAL	30.09.25	KW
P1	ISSUED FOR APPROVAL	08.09.25	KW
Status/Rev	Description	Date	By

IESISCIVILS
20 IRONMONGER LANE | LONDON | EC2V 8EP | UK
0207 600 2912
www.iesisgroup.com

Job Title
LAND AT WINNERSH FARM - PHASE 1
Client
TAYLOR WIMPEY WEST LONDON

PROPOSED DRAINAGE LAYOUT SHEET 3

drawn KW	date SEPT25	scale A0 1:250	C1 checked -	WHA Project No. SE2325
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Drg No.	22586-06-03	Suitability	D2	Status/Revision	P4
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