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By A King at 2:29 pm, Sep 05, 2024

PLANNING



- NOTES
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ABOVE "FOR CONSTRUCTION"
 - THE COPYRIGHT ON THIS DRAWING IS RETAINED BY MICHAEL BEARDSALL ASSOCIATES LTD
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND THE CORRECT SETTING OUT ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE USED
DO NOT SCALE : IF IN DOUBT ASK
DIMENSIONS SHOULD NOT BE TAKEN ELECTRONICALLY
 - ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE CURRENT BRITISH STANDARDS AND CODES OF PRACTICE

- PRIVATE DRAINAGE**
- BUILDING DRAINAGE TO BUILDING REGULATIONS PART H.
 - ALL BUILDING DRAINAGE NOT IN ROAD TO BE DN100 PLASTIC UNLESS OTHERWISE NOTED.
 - ALL BUILDING DRAINAGE IN ROAD TO BE DN150 STRUCTURED WALL PLASTIC UNLESS OTHERWISE NOTED.
 - ALL BUILDING FLOOR DRAINAGE AT GRADIENTS NOT FLATTER THAN 1:40 UNLESS OTHERWISE NOTED.
 - ALL BUILDING SURFACE WATER DRAINAGE AT GRADIENTS NOT FLATTER THAN 1:100.
 - UNDER GARDENS WITH 0.6m COVER OR MORE CLASS P FULL DEPTH GRANULAR SUPPORT, SINGLE SIZE MATERIAL ONLY (CLAUSE 663).
 - UNDER GARDENS WITH LESS THAN 0.6m COVER CLASS Q GRANULAR SURROUND WITH PROTECTION (CLAUSE 665).
 - UNDER SOLID GROUND FLOORS 0.3m OR MORE FROM UNDERSIDE OF SLAB CLASS W GRANULAR SURROUND, SINGLE SIZE MATERIAL ONLY (CLAUSE 673)
 - UNDER SOLID GROUND FLOORS 0.3m OR LESS FROM UNDERSIDE OF SLAB CLASS Y CONCRETE SURROUND FOR SHALLOW PIPES UNDER BUILDINGS (CLAUSE 676)
 - PIPE RUNS NEAR FOUNDATIONS CLASS Z CONCRETE SURROUND (CLAUSE 678)
 - UNDER ROADS AND CONSTRUCTED UNDER STEPS CLASS O FULL DEPTH GRANULAR SUPPORT, SINGLE SIZE MATERIAL ONLY (CLAUSE 661).
 - FOR PREFORMED POLYPROPYLENE MANHOLES AND BRANCHES, MAIN CHANNEL TO BE USED FOR MAIN FLOW. ALL SPARE INLETS (SLIPPERS) TO BE PROPERLY CAPPED OFF.
 - WHERE REQUIRED BENDS ON BUILDING DRAINAGE RUNS MUST BE LOCATED IMMEDIATELY OUTSIDE CHAMBERS AND ACCESS POINTS.

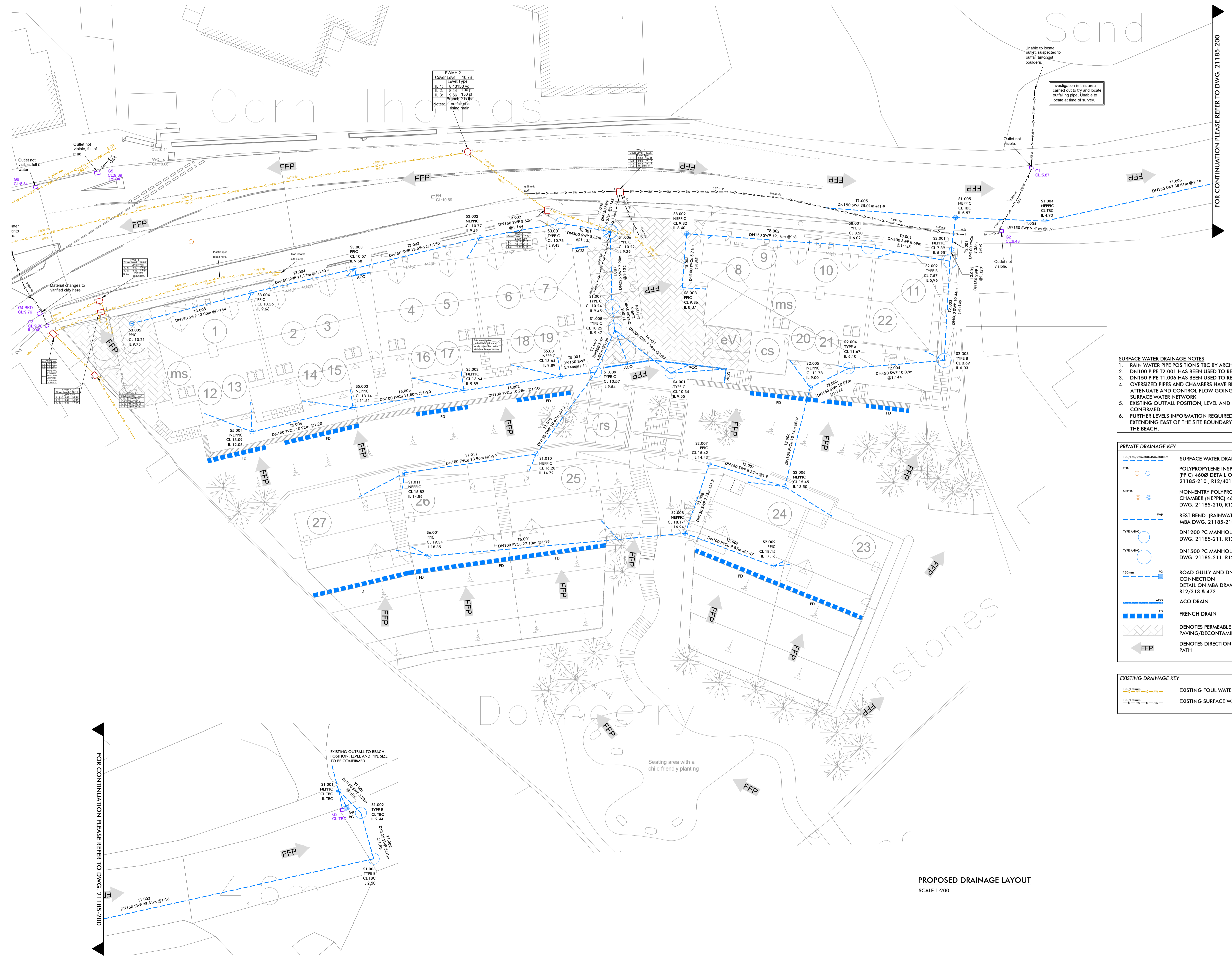
- SURFACE WATER DRAINAGE NOTES**
- RAIN WATER PIPE POSITIONS TBC BY ARCHITECT
 - DN100 PIPE T2.001 HAS BEEN USED TO RESTRICT FLOW OFFSITE
 - DN150 PIPE T1.006 HAS BEEN USED TO RESTRICT FLOW OFFSITE
 - OVERSIZED PIPES AND CHAMBERS HAVE BEEN USED TO HELP ATTENUATE AND CONTROL FLOW GOING INTO THE EXISTING SURFACE WATER NETWORK
 - EXISTING OUTFALL POSITION, LEVEL AND SIZE OF PIPE TO BE CONFIRMED
 - FURTHER LEVELS INFORMATION REQUIRED ON TELEGRAPH ROAD EXTENDING EAST OF THE SITE BOUNDARY TOWARDS THE SLIP ONTO THE BEACH.

PRIVATE DRAINAGE KEY

- 100/150/225/300/450/600mm SURFACE WATER DRAIN, R12/346
- PPIC POLYPROPYLENE INSPECTION CHAMBER (PPIC) 460Ø DETAIL ON MBA DWG. 21185-210, R12/401 & 471
- NEPPIC NON-ENTRY POLYPROPYLENE INSPECTION CHAMBER (NEPPIC) 460Ø DETAIL ON MBA DWG. 21185-210, R12/402 & 471
- RWP REST BEND (RAINWATER PIPE) DETAIL ON MBA DWG. 21185-210, R12/691
- TYPE A/B/C DN1200 PC MANHOLE SEE DETAIL ON MBA DWG. 21185-211, R12/407
- TYPE A/B/C DN1500 PC MANHOLE SEE DETAIL ON MBA DWG. 21185-211, R12/407
- 150mm ROAD GULLY AND DN150 TWINWALL CONNECTION DETAIL ON MBA DRAWING 21185-210, R12/313 & 472
- ACC ACO DRAIN
- FD FRENCH DRAIN
- PERMEABLE PAVING/DECONTAMINATION SYSTEM
- FFP DENOTES DIRECTION OF FLOOD FLOW PATH

EXISTING DRAINAGE KEY

- 100/150mm EXISTING FOUL WATER SEWER
- 100/150mm EXISTING SURFACE WATER SEWER



FWMH 2

Cover Level	10.78
Level Type	
L 1	9.45150
L 2	9.44
L 3	9.86
L 4	10.02
L 5	10.02
L 6	10.02
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L 99	10.02
L 100	10.02

Notes:
outfall of a rising main

FOR CONTINUATION PLEASE REFER TO DWG. 21185-200

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PROPOSED DRAINAGE LAYOUT
SCALE 1:200

P3	04.09.24	PROPOSED GULLY RENAMED G9	MFS	MP
P2	19.08.24	SITE LAYOUT REVISED.	MFS	MP
		SURFACE WATER NETWORK REVISED TO HEAD TO NEW OUTFALL LOCATION. ROAD GULLY C4 ADDED.		
P1	27.03.24	ISSUED FOR PLANNING	MFS	MP
	DATE	REVISION SUMMARY	BY	CHK

JOB TITLE:	PROPOSED DEVELOPMENT CARN THOMAS ST. MARY'S ISLES OF SCILLY
CLIENT:	LIVEST
DETAIL:	PROPOSED DRAINAGE LAYOUT
DRN. BY:	M.FYLAN-SMITH
DATE:	MAR 2024
SCALE:	1:200 @ A1
JOB NO:	21185
DRAWING No:	200
REV:	P3

MBA
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