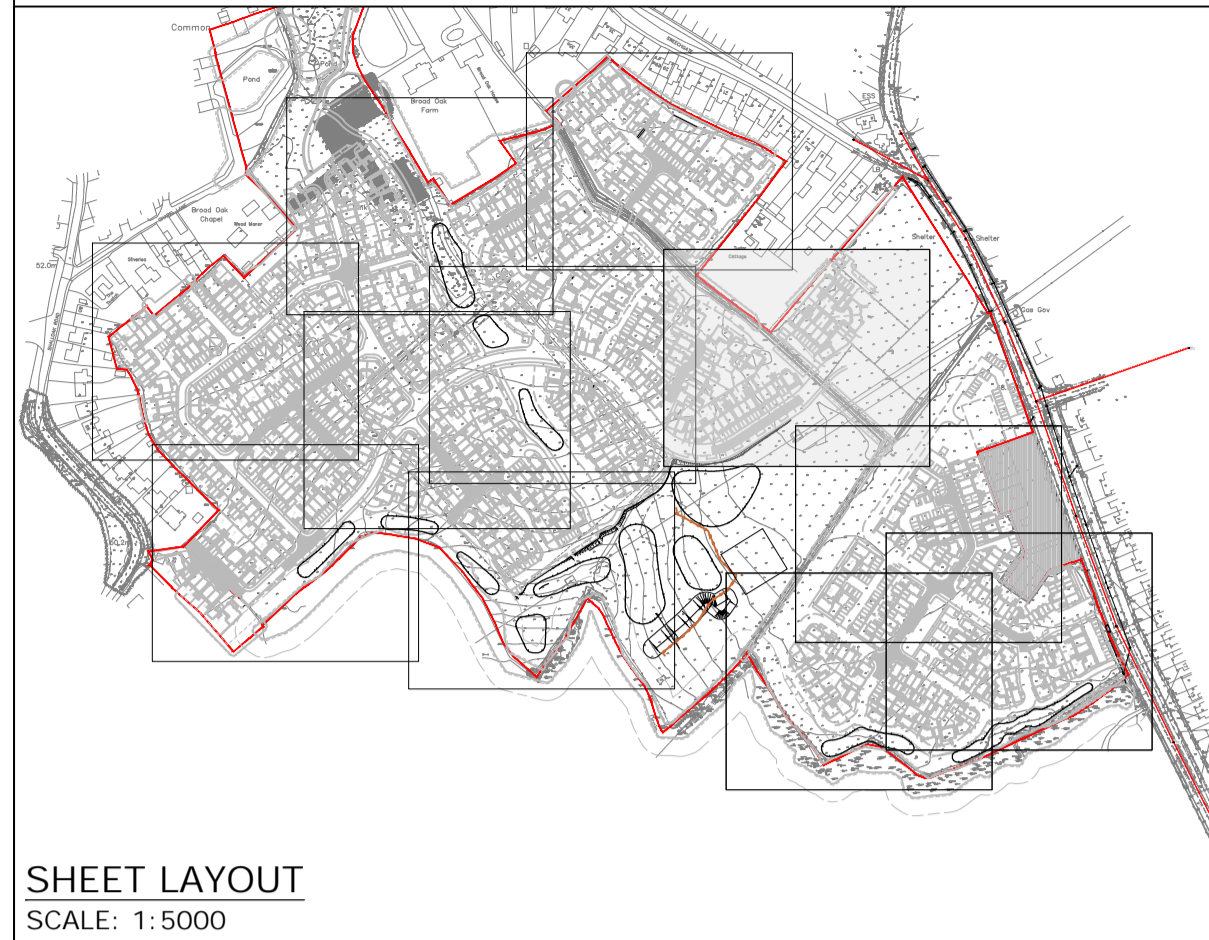
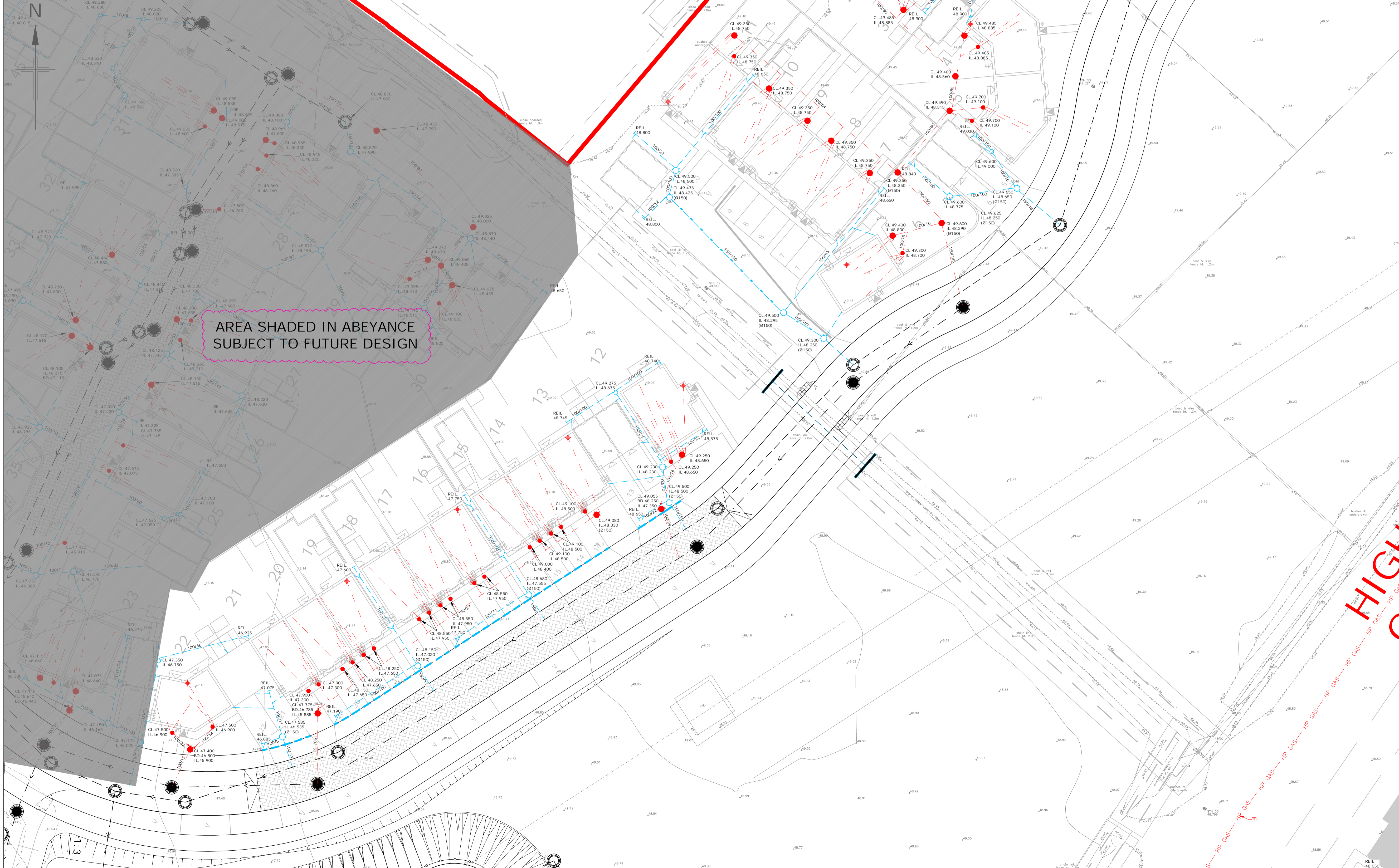


DO NOT SCALE

Cottage



SHEET LAYOUT
SCALE: 1:5000

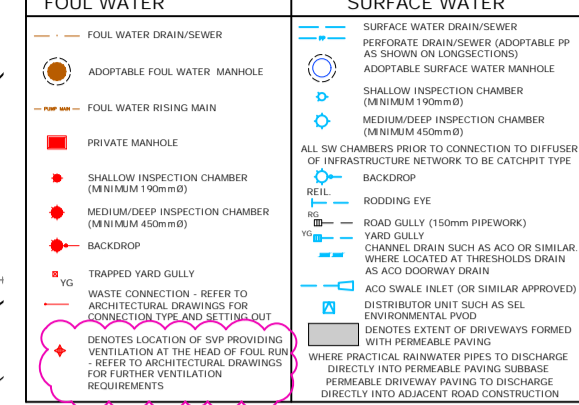


AREA SHADED IN ABEYANCE
SUBJECT TO FUTURE DESIGN

GENERAL DRAINAGE NOTES

- 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON LTD. ARCHITECTS AND SUB-CONTRACTORS DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO RL/D FOR CLARIFICATION.
- 2. ALL HIGHWAY WORKS ARE TO BE CARRIED OUT TO THE REQUIREMENTS AND SPECIFICATION OF KENT COUNTY COUNCIL HIGHWAYS AUTHORITY.
- 3. TOPOGRAPHICAL SURVEY UNDERTAKEN BY J.C. WHITE GEOMATICS LTD. DRAWING REFERENCE 17/00/D43 DATED APRIL 2021.
- 4. BASED UPON ARCHITECTURAL LAYOUT UNDERTAKEN BY THE NOBLE CONSULTANCY LTD DRAWING REFERENCE 1101-1.
- 5. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- 6. ALL STATUTORY SERVICE SUPPLIERS PLANT IS TO BE LOCATED AND PROTECTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT.
- 7. ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
- 8. WHERE DRAINAGE PASSES BENEATH BUILDINGS, PIPES TO HAVE A MINIMUM OF 150mm GRANULAR SURROUND OR OTHER FLEXIBLE FILLING.
- 9. BACKFILL TO TRENCHES MAY BE SUITABLE EXCAVATED MATERIAL IN LANDSCAPED AREAS. TYPE 1 GRANULAR MATERIAL TO BE USED UNDER HARD STANDINGS AND ROADS.
- 10. MANHOLE COVERS WITHIN BLOCK PAVED AREAS SHALL BE RECESSED.
- 11. VENTILATION SHALL BE PROVIDED AT THE HEAD OF FOUL DRAINAGE RUNS. FOR SETTING OUT OF SOIL AND RAINWATER DOWNPIPES REFER TO ARCHITECTS DRAWINGS.
- 12. ALL EXTERNAL AREAS WITH MACADAM SURFACING ARE TO BE DRAINED BY TRAPPED GULLIES OR A/C/D DRAINAGE CHANNELS.
- 13. ACCESS FOR RODDING/JETTING SHALL BE PROVIDED TO ALL SOIL AND RAINWATER DOWNPIPES ABOVE FINISHED FLOOR LEVEL.
- 14. THE CONTRACTOR IS TO PROTECT EXISTING BURIED PIPES (PARTICULARLY SHALLOW PIPES) AND TREE ROOTS FROM DAMAGE IMPOSED BY LOADS AND CONSTRUCTION PLANT.
- 15. MANHOLE COVER LEVELS SHOWN ON THE DRAWING ARE APPROXIMATE. EXACT LEVEL TO BE DETERMINED ON SITE TO SUIT ADJACENT FINISHED GROUND LEVELS.
- 16. ALL PRIVATE DRAINAGE WORKS SHALL BE TO THE REQUIREMENTS OF PART H OF THE CURRENT BUILDING REGULATIONS.
- 17. ALL RAINWATER PIPES ADJACENT TO THE ANCIENT WOODLAND TO BE FITTED WITH LEAF GUARDS AT EAVES LEVEL.
- 18. WHERE PIPES CROSS WITH LESS THAN 300mm BETWEEN SOFFIT AND INVERT, PIPES SHALL BE SURROUNDED IN 150mm THICK GEN3 CONCRETE.
- 19. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING THE EXISTING OUTFALL INVERT LEVEL AT THE POINT OF CONNECTION FOR ALL DRAINAGE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE CONSTRUCTION.
- 20. FOR EXACT TYPE OF ABOVE GROUND FOUL DRAINAGE CONNECTIONS REFER TO RELEVANT ARCHITECTS DRAWINGS.
- 21. ALL PIPEWORK CONNECTING TO THE ADOPTABLE MANHOLES OR SEWERS, ARE TO BE 100mm MINIMUM DIAMETER VITRIFIED CLAY AND LAID TO CONNECT WITH LEVEL

KEY



PRIVATE DRAINAGE NOTES

- 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON LTD. ARCHITECTS AND SUB-CONTRACTORS DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO RL/D FOR CLARIFICATION.
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- 4. BASED UPON ARCHITECTURAL LAYOUT UNDERTAKEN BY THE NOBLE CONSULTANCY LTD DRAWING REFERENCE 1101-1.
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- 7. ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
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ALL DRAINAGE CHAMBER COVERS ARE TO BE LOCATED FULLY IN SOFT OR HARD LANDSCAPING. COVERS SHALL NOT BE POSITIONED HALF IN / HALF OUT OF DIFFERING SURFACE TREATMENTS

REV	DATE	DESCRIPTION	DRAWN	CHKD
C	11.02.22	SW DRAINAGE AMENDED TO SUIT REDUCTION IN RWFS. SVPS SHOWN TO FOUL DRAIN RUNS. NOTES AMENDED	JJT	KRT
B	15.10.21	MINOR CORRECTIONS TO DRAINAGE SERVING PLOT 6	KRT	JJT
A	24.09.21	REVISED TO SUIT REPLAN AND INCREASED EXTENT OF PHASE 1	KRT	KRT

REVISIONS
This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project
**BROAD OAK FARM
STURRY
CANTERBURY**

Title
**PRIVATE DRAINAGE
GENERAL ARRANGEMENT 4**

Client
 **DAVID WILSON HOMES**
WHERE QUALITY LIVES

**Richard Jackson
Engineering Consultants**

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Unit 06/130, 6th Floor, 1 St. Katherine's Way, London, E1W 1UN Tel: 020 7448 9910
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The Whitehouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3RF Tel: 01172 020070
Email Address: mail@rj.uk.com Website: http://www.rj.uk.com

Scale	Drawn	Date			
1:250 @ A1	DCH	JULY 2021			
Project Manager	Checked	Approved			
K. TOSH	JJT	KRT			
Status	Suitability Description	RJL Project No.			
D2	FOR TENDER	61109			
project code	discipline	phase	client	number	revision
H8398	CIV	X	BDW	4223	C