SHEET 1

SHEET 2

MAJOR URBAN PARK

INDICATIVE LAYOUT OF PARCEL 11

FMH90 (1200Ø)
CL 12.52
IL 8.539 (150Ø)

SMH148 (1800Ø)
CL 12.51
IL 10.142 (225Ø)
9.894 (450Ø)

SMH149 (1800Ø)
CL 12.08
IL 9.453 (450Ø)
9.333 (600Ø)

FMH91 (1200Ø)
CL 12.05
IL 8.833
(150Ø)

FMH92 (1200Ø)
CL 11.53
IL 8.365 (150Ø)

SMH150 (3000Ø)
CL 11.53
IL 8.810(600Ø)
7.910(1500Ø)

FMH93 (1350Ø)
CL 11.29
IL 7.065 (150Ø)
6.990 (225Ø)

SMH146 (3000Ø)
CL 12.42
IL 9.510 (600Ø)
8.610 (1500Ø)

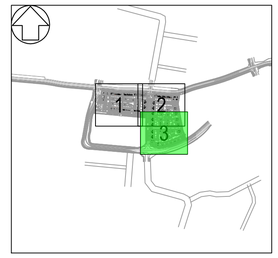
FMH79 (1200Ø)
CL 12.36
IL 10.360 (150Ø BD)
8.690 (300Ø)

THE 100 DIA. SW PIPE SHALL BE LAID TO THE MINIMUM PERMISSIBLE GRADIENT (1:80) OR STEEPER, ACHIEVING MINIMUM 1.2m COVER, WITH SADDLES ALIGNED IN ACCORDANCE WITH SEWERAGE SECTOR GUIDANCE, APPENDIX C, FIGURE B26, IN ORDER TO PREVENT A CLASH IDENTIFIED.

THE 100 DIA. FW PIPE SHALL BE LAID TO THE MINIMUM PERMISSIBLE GRADIENT (1:80) OR STEEPER, ACHIEVING MINIMUM 1.2m COVER, WITH SADDLES ALIGNED IN ANGLES ACCORDANCE WITH SEWERAGE SECTOR GUIDANCE, APPENDIX C, FIGURE B26, IN ORDER TO PREVENT A CLASH IDENTIFIED.

SMH146 MANHOLE AND ASSOCIATED DRAINAGE PIPEWORK BY OTHERS ARE NOT SHOWN WITHIN THE LATEST AS-BUILT INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE LOCATION AND DETAILS INDICATED ON THIS DRAWING HAVE BEEN DERIVED FROM THE PREVIOUS ISSUE OF THE AS-BUILT RECORDS AND ARE TO BE VERIFIED AND CONFIRMED PRIOR TO CONSTRUCTION.

1:250 0 10m 20m 25m



LEGEND - GENERAL

- SITE BOUNDARY
- HIGHWAY RAMP
- PROPOSED TREE REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LADSCAPING DETAILS
- FFL 90.750 FINISHED FLOOR LEVEL
- RETAINING WALL

LEGEND - DRAINAGE

- FW28 CL: 15.228 IL: 14.265 S104 FOUL WATER DRAINAGE & MANHOLE
- PF283 FOUL WATER PLOT DRAINAGE & INSPECTION CHAMBER
- S40 CL: 12.803 IL: 11.378 S104 SURFACE WATER DRAINAGE & MANHOLE
- PS504 SURFACE WATER PLOT DRAINAGE MANHOLE OR INSPECTION CHAMBER
- BD IL: XX BACK DROP
- PRIVATE ROAD GULLY AND 150Ø LEAD
- PRIVATE YARD GULLY AND 100mmØ LEAD
- LAND DRAIN BELOW TOPSOIL, 3.0m FROM BUILDING FACE
- CHANNEL DRAIN
- BRICKSLOT DRAIN
- RWP RAIN WATER PIPE
- SVP SOIL VENT PIPE
- DC DIRECT CONNECTION
- FG FLOOR GULLY
- RE-45 RODDING EYE
- PROPOSED UTILITIES CORRIDOR
- AS-BUILT FOUL WATER DRAINAGE
- AS-BUILT SURFACE WATER DRAINAGE

DRAINAGE NOTES:

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE PRIVATE AND SECTION 104 DRAINAGE CONSTRUCTION DETAILS
2. UNLESS NOTED OTHERWISE ALL PIPEWORK SHALL BE 100mm DIAMETER LAID TO A FALL OF 1:100 OR STEEPER FOR SURFACE WATER AND 100mm DIAMETER AT 1:40 OR STEEPER FOR FOUL WATER. FOUL DRAINS WITH ONE OR MORE W.C. CONNECTED MAY BE LAID AT 1:80 OR STEEPER.
3. REFER TO MANHOLES SCHEDULES FOR DETAILED SETTING OUT INFORMATION
4. EXACT LOCATION OF GULLIES TO BE DETERMINED ON SITE TO SUIT LOW POINTS. THE CONTRACTOR SHALL ENSURE THAT ALL FINISHED SURFACE ARE LAID TO FALLS THAT ARE SUFFICIENT FOR ALL SURFACE WATER TO DRAIN WITHOUT SURFACE PONDING
5. FOR THE EXACT LOCATION OF SOIL PIPES, STUBSTACKS, W.C.'S AND OTHER DRAINAGE CONNECTIONS REFER TO THE LARGE SCALE ARCHITECTURAL BUILDING PLANS.
6. GULLIES TO BE PLACED MIN. 500mm AWAY FROM EXTERNAL WALLS. NOMINAL FALL TO BE CREATED AWAY FROM EXTERNAL TOWARDS GULLY OF MIN. 1:40
7. WHERE THERE IS A RWP 110mm IN DIAMETER, REFER TO DETAIL SHEET "LN65-C-055".
8. PROPOSED DRAINAGE BY OTHERS AS-BUILT INFORMATION HAS BEEN PROVIDED BY CAMLAND ON 20.07.26, DWG FILE "X PROPOSED DRAINAGE ASHMERE PLOTS 12 AND 13 200726"
9. AS-BUILT DRAINAGE INFORMATION HAS BEEN PROVIDED BY DANDARA ON 10.06.26, DWG FILE "COMPLETE AS BUILT DRAINAGE".
10. **AS-BUILT DRAINAGE INFORMATION SHOWN ON THIS DRAWING IS A HYBRID OF THE DWG FILES REFERENCED IN DRAINAGE NOTES 8 & 9.**
11. ALL LEVELS TO AS-BUILT MANHOLE TO BE VERIFIED ON-SITE AND CONNECTIONS / BACKDROPS MUST BE COORDINATED TO SUIT. ANY DISCREPANCIES BETWEEN INFORMATION TO BE REPORTED TO THE CLIENT / CIVIL ENGINEERS.

NOTE:
UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

GENERAL NOTES:

1. DO NOT SCALE FROM THIS DRAWING. ONLY USE FIGURED DIMENSIONS. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS, THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST'S DRAWINGS
3. AS-BUILT CONTOURS AND TOPOGRAPHY BY CAMLAND CONSULTING PROVIDED IN DWG FILES *"X EXPORT CONTOURS FFL 2025"* FOR PARCEL 13 DATED *03.02.2026* AND *"X 250716 FINAL TRIM PARCEL 12"* FOR PARCEL 12 DATED *03.02.2026.*
4. ORDNANCE SURVEY INFORMATION WAS PROVIDED BY OTHERS AND IS INDICATIVE ONLY. THIS INFORMATION IS SUBJECT TO CROWN COPYRIGHT AND DATABASE RIGHTS [2026] AND IS REPRODUCED WITH THE PERMISSION OF HM LAND REGISTRY.
5. SITE LAYOUT BASED ON THE FOLLOWING DRAWING FILES:
   - *ASP-BPTW-S01-00-M2-A-0110-C02-A3 - SITE LAYOUT - GROUND FLOOR.dwg* RECEIVED 26.05.2026 FROM DANDARA
   - *260610-CHBC SUBS SITE LAYOUT REV G* RECEIVED *10.06.2026* FROM CHBC.

   INFORMATION HAS BEEN FURTHER DEVELOPED BY BUILDING DESIGN CONSULTANTS (BDC).
6. STREETLIGHTING TAKEN FROM M.K.L.DRAWING *LN65-C~1* REV R2 RECEIVED 23.07.2026.
7. COMBINED SERVICES & EVCP'S TAKEN FROM WHITECODE'S DETAILED DESIGN DRAWING FILE "12932-WCL-XX-XX-DR-ME-00010", RECEIVED 21.07.2026 AND IS BASED ON GTC LAYOUTS:
   - *GTC FIBRE PARCELS 12 _13 LAYOUT (REV T1)*
   - *GTC WATER PARCELS 12 _13 LAYOUT (REV T2)*
   - *LV PARCELS 12 13 ELECTIRCAL LAYOUT (REV T1)*

   RECEIVED 23.07.26

LANDSCAPING NOTE:
ROOT BARRIERS REQUIRED WHERE TREES ARE LOCATED CLOSE TO EXISTING DRAINAGE TO PREVENT DAMAGE TO THE DRAINAGE SYSTEM. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LOCATIONS. ANY DISCREPANCIES SHALL BE RAISED WITH THE LANDSCAPE ARCHITECT / ENGINEER PRIOR TO INSTALLATION.

Revision Details	By	Check	Date	Suffix
CONSTRUCTION ISSUE – NEW AS–BUILT INFO. & NOTES AMENDED (REFER TO SCHEDULES FOR UPDATED MANHOLES)	EF	PDS	24.07.26	C01
UPDATED GULLY HATCHES TO SUIT TENDER QUERY	DW	PDS	26.06.26	T03
DRAINAGE UPDATED TO SUIT PLANNING CHANGES & CLIENTS COMMENTS	EF	PDS	19.06.26	T02
TENDER ISSUE	DW	PDS	22.04.26	T01

Drawing Status: CONSTRUCTION

Client: dandara

Project Name: ASHMERE PARCELS 12 & 13

Drawing Title: PROPOSED DRAINAGE LAYOUT SHEET 3

Scale at A1: 1:250	Client Project Number: LN65
Drawn: MI	BDC Project Number: 25191
Approved: PD	Date: APRIL 2026

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Drawing Number: LN65-C-0513 Rev: C01

P:\2025\25191 Ashmere Ph12 & 13\2.0 Drawing\2.2 BDC C Drawings\2.2.1 Cad\LN65-C-051X-PROPOSED DRAINAGE LAYOUT.dwg