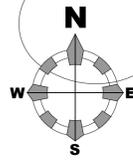
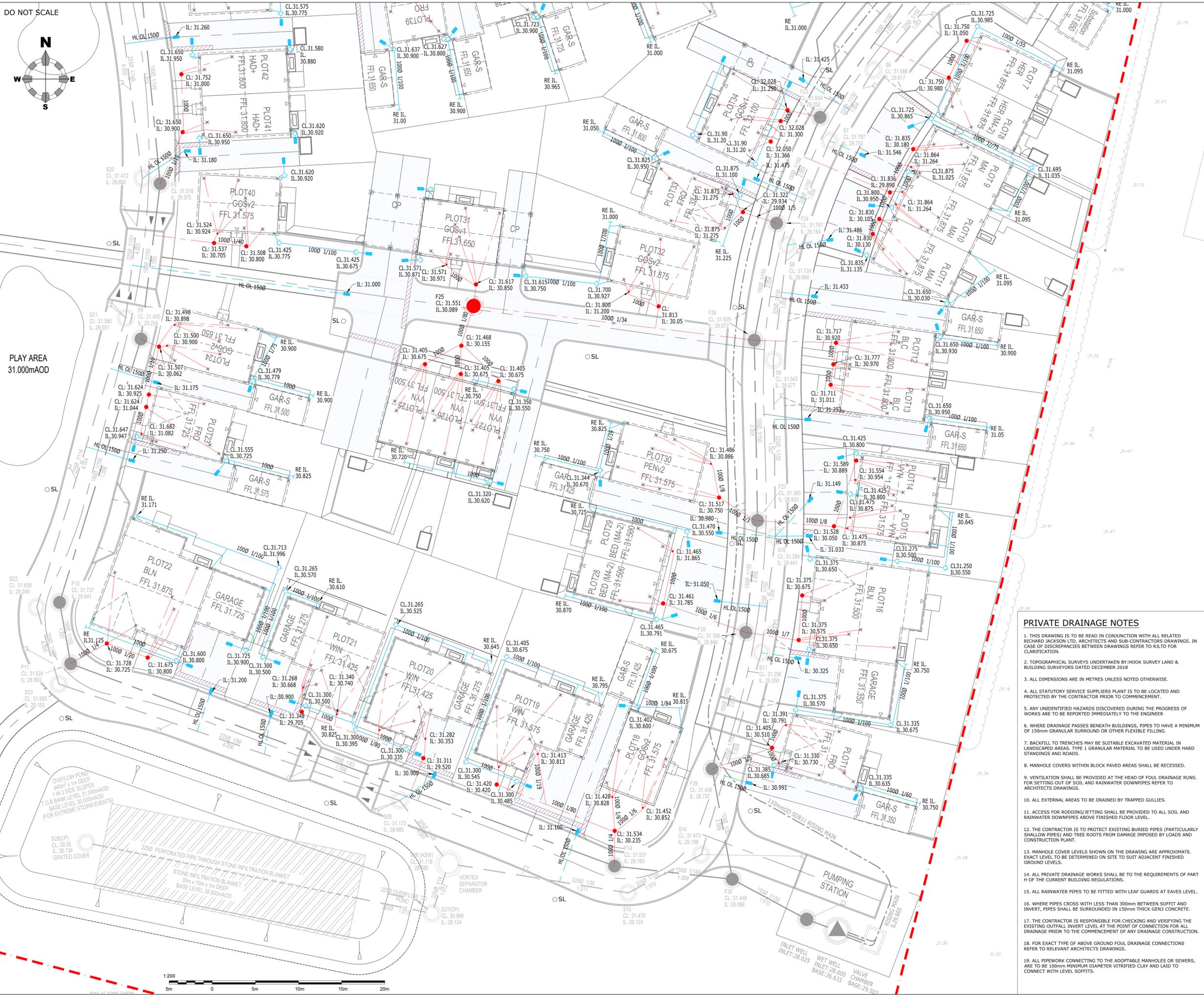


DO NOT SCALE



PLAY AREA
31.000mAOD

A1



PRIVATE DRAINAGE KEY

- SHALLOW INSPECTION CHAMBER (MINIMUM 190mmD)
- MEDIUM/DEEP INSPECTION CHAMBER (MINIMUM 450mmD)
- BACKDROP
- SHALLOW INSPECTION CHAMBER (MINIMUM 190mmD)
- MEDIUM/DEEP INSPECTION CHAMBER (MINIMUM 450mmD)
- BACKDROP
- REIL
- RODDING EYE
- CHANNEL DRAIN SUCH AS ACO OR SIMILAR. WHERE LOCATED AT THRESHOLDS DRAIN AS ACO DOORWAY DRAIN
- LAND DRAIN
- YG YARD GULLY (450mmD CHAMBER WITH 300mm SUMP PRIOR TO DIFFUSER)
- PERMEABLE PAVING 800mm DEEP (INFILTRATION)
- PERMEABLE PAVING WITH HIGH LEVEL OVERFLOW PIPE 800mm DEEP (INFILTRATION)
- SERVICES TRENCH

ADOPTABLE SURFACE WATER DRAINAGE

- 1500 MH PROPOSED ADOPTABLE STORM WATER MANHOLE AND SEWER
- ROAD GULLY

ADOPTABLE FOUL WATER DRAINAGE

- 1500 MH PROPOSED ADOPTABLE TYPE FOUL WATER MANHOLE AND SEWER
- PS HDPE 800mm FW PUMP STATION & RISING MAIN

REV	DATE	DESCRIPTION	DRAWN	CHKD
C1	13.10.25	ISSUED FOR CONSTRUCTION	MB	LJG
T9	28.08.25	F25 MADE PRIVATE TO SUIT ICOSA REQUIREMENTS	JK	LJG
T8	24.07.25	CHANGES MADE DUE TO EXTERNAL MEP LAYOUT AND ISCOA COMMENTS	JK	LG
T7	20.06.25	POND RELOCATED TO SUIT ICOSA	JK	LG
T6	19.05.25	OVERFLOW ADDED FOR PERMEABLE PAVING SYSTEM	JK	LG
T5	16.05.25	REVISED DRAINAGE LAYOUT	JK	LG
T4	25.04.25	LEVELS REVISED TO SUIT CHANGES	JK	LJG
T3	15.04.25	MINOR REVISIONS	SLS	LJG
T2	11.04.25	UPDATED PROPOSALS	SLS	SJH
T1	25.03.25	TENDER ISSUE	NB	LJG
REV	DATE	DESCRIPTION	DRAWN	CHKD

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

COURT LANE NURSERIES
HADLOW, KENT

Title

PRIVATE DRAINAGE LAYOUT
SHEET 2

Client
dandara

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 RLTD FOR CLARIFICATION.
2. TOPOGRAPHICAL SURVEYS UNDERTAKEN BY HOOK SURVEY LAND & BUILDING SURVEYORS DATED DECEMBER 2018
3. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
4. ALL STATUTORY SERVICE SUPPLIERS PLANT IS TO BE LOCATED AND PROTECTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT.
5. ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
6. WHERE DRAINAGE PASSES BENEATH BUILDINGS, PIPES TO HAVE A MINIMUM OF 150mm GRANULAR SURROUND OR OTHER FLEXIBLE FILLING.
7. BACKFILL TO TRENCHES MAY BE SUITABLE EXCAVATED MATERIAL IN LANDSCAPED AREAS. TYPE 1 GRANULAR MATERIAL TO BE USED UNDER HARD STANDINGS AND ROADS.
8. MANHOLE COVERS WITHIN BLOCK PAVED AREAS SHALL BE RECESSED.
9. VENTILATION SHALL BE PROVIDED AT THE HEAD OF FOUL DRAINAGE RUNS. FOR SETTING OUT OF SOIL AND RAINWATER DOWNPIPES REFER TO ARCHITECTS DRAWINGS.
10. ALL EXTERNAL AREAS TO BE DRAINED BY TRAPPED GULLIES.
11. ACCESS FOR RODDING/JETTING SHALL BE PROVIDED TO ALL SOIL AND RAINWATER DOWNPIPES ABOVE FINISHED FLOOR LEVEL.
12. THE CONTRACTOR IS TO PROTECT EXISTING BURIED PIPES (PARTICULARLY SHALLOW PIPES) AND TREE ROOTS FROM DAMAGE IMPOSED BY LOADS AND CONSTRUCTION PLANT.
13. MANHOLE COVER LEVELS SHOWN ON THE DRAWING ARE APPROXIMATE. EXACT LEVEL TO BE DETERMINED ON SITE TO SUIT ADJACENT FINISHED GROUND LEVELS.
14. ALL PRIVATE DRAINAGE WORKS SHALL BE TO THE REQUIREMENTS OF PART H OF THE CURRENT BUILDING REGULATIONS.
15. ALL RAINWATER PIPES TO BE FITTED WITH LEAF GUARDS AT EAVES LEVEL.
16. WHERE PIPES CROSS WITH LESS THAN 300mm BETWEEN SOFFIT AND INVERT, PIPES SHALL BE SURROUNDED IN 150mm THICK GEN3 CONCRETE.
17. 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.
18. FOR EXACT TYPE OF ABOVE GROUND FOUL DRAINAGE CONNECTIONS REFER TO RELEVANT ARCHITECTS DRAWINGS.
19. ALL PIPEWORK CONNECTING TO THE ADOPTABLE MANHOLES OR SEWERS, ARE TO BE 100mm MINIMUM DIAMETER VITRIFIED CLAY AND LAID TO CONNECT WITH LEVEL DIFFERS.

Richard Jackson
Engineering Consultants

847 The Crescent, Colchester, Essex CO4 9YQ
6th Floor, 1 St. Katherine's Way, London, E1W 1UN
5 Quern House, Mill Court, Great Shelford, Cambs CB22 5LD
4 The Old Church, St. Matthews Road, Norwich, Norfolk NR3 1SP
New World Business Centre, Station Rd, Warrimley, Bristol, BS30 8XG
Tel: 01206 228800
Tel: 020 7448 9910
Tel: 01223 314794
Tel: 01603 230240
Tel: 01172 020070
Email Address: mail@rj-uk.com Website: http://www.rj-uk.com

Scale	Drawn	Date					
1:200 @ A1	NJB	MARCH 2025					
Project Manager	Checked	Approved					
LG	LG	LG					
Status	Suitability Description	RJL Project No :					
D2	FOR TENDER	62424					
project	originator	zone	level	type	role	number	revision
LN41	RJL	XX	XX	DR	C	136	C1