KEY:

Proposed Adoptable Sewers:

Foul sewer

Proposed Private Drainage:

Foul drain

Storm drain

Rodding eye

Yard gully

Aco drain — ACO DRAIN

Filter Drain

Highway gullies to discharge via permavoids to a permeable sub-base

Permeable block paving

Impermeable block paving

Impermeable Tarmac paving

Hogging Path

Baffle wall

All private inspection chambers shall be polypropylene non-access chambers in accordance with The Building Regulations, Part H.

Chamber sizes:
Depth to invert <0.6m DN300
Depth to invert >0.6m DN475

Invert levels shown thus: F10.00 S10.00

Finished floor levels shown thus: FFL 10.00

Stepped Cavity Tray SCT

External Brickwork EXT BWK

Tanking T T T

Slab on Edge SOE

Retaining Wall RWALL

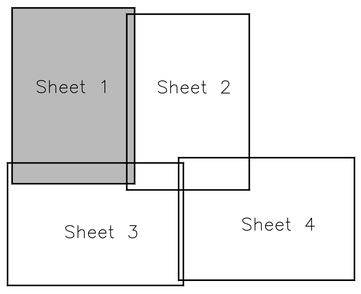
Fall Arrows

Proposed Levels xxx.xxx

Primary Access

Secondary Access

KEY PLAN:



Proposed Street Lighting

Proposed 6m high Street Lighting column fitted with post top mounted luminaire with 5 degree tilt.

Luminaire to be Phillips Micro Luma BGP615-DW50-2400-10LED-5.1S-CLO-L90-NW controlled by photocell.

Luminous Flux 2400lm

Switching Regime On – controlled by photocell
Off – 23.00hrs

Column to be painted Sherwood Green BS12C39.

All columns to be positioned at the rear of the footway or verge, in all cases a minimum of 0.5m from trafficked areas.

Proposed 6m high Street Lighting column Lantern as above, with back plate fitted

Proposed Illuminated Bollard

DW Windsor Pharola Max PM1 900mm high 152mm ø 12 x 2.4W LED's Neutral White 4100K Textured Black RAL 9016

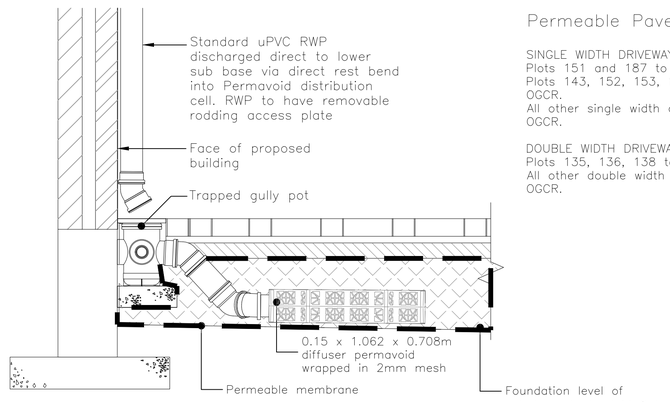


See Drawing No's 5655:61-64 Combined Services Layouts for feeder piller locations

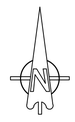
Permeable Paved Driveways

SINGLE WIDTH DRIVEWAYS
Plots 151 and 187 to have 350mm OGCR.
Plots 143, 152, 153, 171, 226 to have 500mm OGCR.
All other single width driveways to have 800mm OGCR.

DOUBLE WIDTH DRIVEWAYS
Plots 135, 136, 138 to have 800mm OGCR.
All other double width driveways to have 500mm OGCR.



PRIVATE DRIVE – PERMEABLE BLOCK PAVED CONSTRUCTION WITH PERMEABLE SUB-BASE & PERMAVOID DIFFUSER
Scale 1:20



Existing ditch to be cleared of vegetation, silt and debris where possible with consent of land owner & Arun D.C.

New emergency access to be constructed over existing culverted watercourse, linking to Northfields Lane. Subject to relevant approvals

Existing ditch to be cleared of vegetation, silt and debris where possible with consent of land owner & Arun D.C. As much freeboard as possible should be pchieved during desilting.

Proposed Timber Knee Rail

Proposed Accessway Re-alignment

Woodscape Removable Hardwood Timber Bollards spaced 1.5m apart

Existing Accessway

Woodscape Fixed Hardwood Timber Bollards spaced 1.5m apart

Permavoid at top of sub-base IL 12.362

storm events @1.0l/s. Weir Level 12.362 IL 11.855

Headwall IL 11.72 Ditch Bed L 11.39

Existing Culvert CCTV condition survey to be provided prior to works commencing.

Trench Soakaway Plot 151 1.5mWx5mLx0.3mD 2.1m³ IL 12.25

Existing ditch to be cleared of vegetation, silt and debris where possible with consent of land owner & Arun D.C.

Existing ditch to be cleared of vegetation, silt and debris where possible with consent of land owner & Arun D.C.

Infiltration Swale 3 TO BE INFILLED WITH TYPE 3 STONE. 19mLx0.5mW(base width) x0.6mD 1:3 Side Slopes Bed Level 12.00

Infiltration Soakaway 35mLx2mWx0.6mD 42m3 of stone. Bed Level 12.00

Infiltration Swale 4 85mLx0.5mW(base width) x0.6mD 1:3 Side Slopes. Slope 1:370

Infiltration Swale 1 115mLx0.5mW(base width)x0.6mD 1:3 Side Slopes. Slope 1:200 IL 11.85

Infiltration Swale 30mLx5mW(base x0.6mD 1:3 Side Slopes IL 12.90

Parking Court Area of Paving (-service corridor) -196m² Imp. Catchment-422m² Sub-Base Provided-500mm

Private Access

Road 2

Road 4

Road 5

Road 6

Construction Notes:

1. Do not scale from this drawing.
2. All dimensions in metres.
3. All levels relate to ordnance datum.
4. This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant longitudinal sections and construction drawings.
5. Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineer.
6. The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
7. Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.
8. All material in excess of 20kg (i.e. kerbs, manhole units cover etc.) shall be mechanically lifted and laid where possible at all times.
9. Manholes, sewers, headwalls and other structures intended to convey surface water or sewerage are to be constructed in accordance with the Water Authorities Association specification "Sewers for Adoption" 7th edition and to Southern Water specification and addendum.
10. Gullies, gully connections, drains, manholes, catchpits, soakaways, headwalls and other drainage structures intended to convey highway water are to be constructed in accordance with the specification issued by West Sussex County Council.
11. All foul and storm water drains which are not to be adopted as public sewers under a section 104 agreement shall be constructed using uPVC pipes or similar approved, bedded and backfilled in accordance with the manufacturers instructions and to the Building Regulations Part H, BS EN 752 & B.R.E. SD1.
12. All building drainage to be 100mm dia. laid at a minimum gradient of 1 in 40 where serving less than 1 WC, 1 in 80 otherwise (FW) and 1 in 80 (SW) unless otherwise shown.
13. Sewers and drains of different diameters should be laid soffit to soffit
14. Inspection chambers on private drains shall be non-access preformed polypropylene.

Depth to invert	Minimum size
< 0.6m	DN300
> 0.6m	DN475

In accordance with the Building Regulations Part H & BS EN 752.

15. Position of soil pipes, stubstacks, WC outlets rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
16. Where back inlet gullies are used they should be roddable.
17. All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.
18. Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
19. Positions of yard and house gullies are nominal and may be adjusted on site, aco drains to be installed at the end of all drives falling towards the public highway. All gully gratings in drives and parking areas should be of sufficient strength to withstand vehicular loading.
20. Lintels or sleeves are to be provided for drains passing through foundation brickwork.
21. All gully connections to be 150 dia. uPVC ultrarib or similar.
22. All gully connections other than at manholes to be "Y" junctions
23. All drain runs are to be flushed through and building materials removed where necessary at the time of final test by Building Inspector and prior to occupation.
24. All soakaways to be positioned a minimum of 5.0m from buildings (where utilised)
25. All finished floor levels are shown on the drawing for guidance only and may need to be adjusted on site. However there is to be no deviation without prior approval
26. All drives are to have a crossfall or gradient of 1:40 minimum. Maximum drive gradient on down slope to be 1 in 10 and 1 in 8 on up slopes.
27. Continuous edging to be laid at rear of service margin.

© This drawing is the copyright of Michael A Jennings Associates Limited and may not be copied, altered or reproduced in any way without their permission.

AS-BUILT

REV. No.	DATE	DESCRIPTION	INITIALS
AK	25.04.24	Updated to LLFA Comments.	SS
AJ	16.02.24	Swale 3 shape updated inline with fence.	SS

Client: TaylorWimpey plc

Project: Westergate & Eastergate

Title: Engineering Layout Sheet 1

MJA CONSULTING
CIVIL AND STRUCTURAL ENGINEERS
Monarch House, Barton Lane, Abingdon, Oxon, OX14 3NB
Tel: 01235 555173
Fax: 01235 523226

Scale	Date	Drawing No.	Rev
1:250@A0	Sep '17	5655:01	AK

Checked AMc Drawn WSR