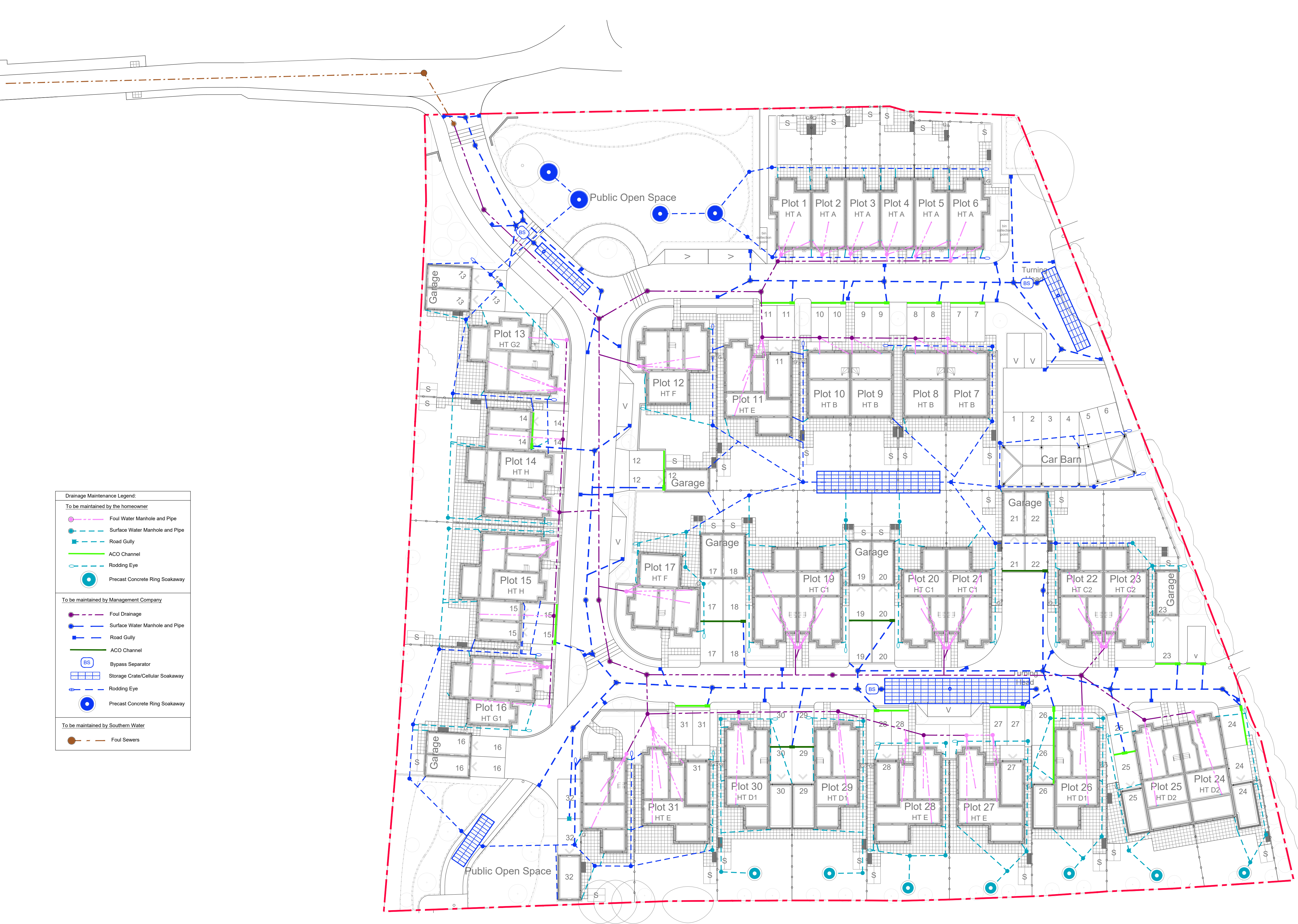




Drainage Maintenance Legend:

To be maintained by the homeowner

- Foul Water Manhole and Pipe
- Surface Water Manhole and Pipe
- Road Gully
- ACO Channel
- Rodding Eye
- Precast Concrete Ring Soakaway

To be maintained by Management Company

- Foul Drainage
- Surface Water Manhole and Pipe
- Road Gully
- ACO Channel
- BS Bypass Separator
- Storage Crate/Cellular Soakaway
- Rodding Eye
- Precast Concrete Ring Soakaway

To be maintained by Southern Water

- Foul Sewers

- NOTES:**
1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
 2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
 3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
 4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.
 5. All pipes, bends and junctions shall be vitrified clay to BS EN 295-1, with flexible joints and kitemark certified. Alternatively all pipes and fittings can be UPVC conforming to BS EN 1401-1 and shall be laid in accordance with the manufacturers specification. If UPVC pipes are to be used then the manufacturer shall be approved by the Engineer prior to construction.
 6. All Adoptable sewers shall be in strict accordance with the current edition of Sewers For Adoption. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.
 7. All private building drainage shall be constructed in strict accordance with BS EN 752:1996. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.
 8. Where the service trench is near to the foundation of any building, refer to the guidance in Approved Document H, Building Regulations Part H1.
 9. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
 10. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
 11. All svps shall have rodding access plates fitted at their bases (ground floor level).
 12. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.

REV	DATE	INT	DESCRIPTION	CHK
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Issue Status **PRELIMINARY**

11 Tungsten Building
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Civil
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CLIENT Roffey Homes Ltd	
PROJECT Manor Nurseries Site Angmering	
TITLE Proposed Maintenance Ownership Plan	
DRAWN P Reynolds	DATE Dec 2020
ENGINEER S Burgess	CHECKED
SCALE 1:250 @ A1	PROJECT NO. 22995 Dwg. No. REV. 120