

S:\North Bersted, Infraco\Drawings\AUTOCAD_P4H_Phase 4.0 Drawings\2037-PH4-D-120.dwg 02/05/2019 18:47:28 Faulkner, Oliver



DO NOT SCALE

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.

2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT & ENGINEERING DETAILS, DRAWINGS & SPECIFICATIONS.

3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.

4. ALL ADAPTABLE DRAINAGE DESIGNS INC PIPE DIAMETERS, MANHOLE SPECIFICATION AND DISCHARGE CONTROLS ARE SUBJECT TO S104 APPLICATION AND SOUTHERN WATER APPROVAL OF SUCH.

5. STILES SHALL BE Laid SOFFIT TO SOFFIT WITH OUTGOING PIPES UNLESS OTHERWISE STATED. STILES SHALL BE A MINIMUM OF 2.0m LONG AND INCLUDE 2 ROOFER PIPES (600mm) (EXCEPT IF SHOWN OTHERWISE).

6. CLASS 2 CONCRETE BED AND SURROUND TO BE USED WHERE COVER TO ADAPTABLE PIPE IS LESS THAN 12m ON ADAPTABLE ROAD AND 0.9m ON PRIVATE ROAD. ALL OTHER ADAPTED PIPEWORK SHOULD BE CLASS 3, UNLESS STATED OTHERWISE.

7. ALL ADAPTED PIPES TO BE HIGH STRENGTH. ALL 150mm and 225mm PIPES TO BE VITREX CLAY TO BS EN 252 PIPES 300mm AND ABOVE TO BE CONCRETE CLASS H TO BS EN 5911.

8. WHERE DOUBLE GULLIES ARE PROPOSED THEY SHALL EACH HAVE A SEPARATE CONNECTION TO THE CARRIER DRAIN.

9. THE SITE ENGINEER IS TO DETERMINE THE ORIENTATION OF THE MANHOLE CHAMBERS TO ENSURE THE LOCATION OF THE COVERS DO NOT FALL WITHIN THE PATHS OF VEHICLE TRACKS WHERE POSSIBLE. IN AREAS WHERE NECESSARY AND-SID COVERS MAY BE SPECIFIED.

10. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH BS EN 752 AND THE BUILDING REGULATIONS APPROVED DOCUMENT 'Y' 2002 EDITION.

11. INSPECTION CHAMBERS SITUATED WITHIN AREAS ACCESSIBLE TO MOTOR VEHICLES ARE TO BE FITTED WITH SUITABLE STRENGTH COVERS AND FRAMES.

12. OSMAN MULTI-BASE TYPE INSPECTION CHAMBER BASES TO BE USED WHERE ALL CONNECTION INTO INSPECTION CHAMBERS ARE 100mm DIA PIPES AND DEPTH <600mm. RANGE 450 TYPE INSPECTION CHAMBER BASE TO BE USED WHERE 150mm DIA PIPES CONNECTIONS ARE INCLUDED OR DEPTH >600mm.

13. INLET ADAPTOR TO BE USED TO CONNECT 100mm DRAIN PIPES TO 150mm MAIN CHANNEL OF INSPECTION CHAMBER BASES, WHERE REQUIRED.

14. IN ACCORDANCE WITH BWS REQUEST, SHALLOW PRIVATE DRAIN WITH COVER LESS THAN 500mm FROM PIPE SOFFIT ON TRAFFICED AREAS TO HAVE CONCRETE PROTECTION USING TYPE 2 CONCRETE BED AND SURROUND OR PAVING SLABS BRIDGING THE TRENCH, SUBJECT TO THE MHC INSPECTOR'S REQUIREMENTS.

15. ALL PRIVATE DRAINS TO BE 100mm DIAMETER UPVC UNLESS STATED OTHERWISE.

16. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE INCLUDING THE REDUCTION OF DRAINS. SO THAT 'AS BUILT' DRAWINGS CAN BE PREPARED UPON COMPLETION OF THE PROJECT BY THE CONTRACTOR AND PROVIDED TO BWS.

17. LOCATION OF ALL PRIVATE RAINWATER PIPES, BACK INLET GULLIES & INTERNAL FOUL SOIL PIPES TO BE PROVIDED BY ARCHITECT.

18. ALL INVERT LEVELS QUOTED ARE FOR THE OUTGOING PIPE, UNLESS STATED OTHERWISE.

19. GULLIES TO BE SEALED DURING CONSTRUCTION TO PREVENT BLOCKAGES, AND SYSTEMS JETTED CLEAN UPON COMPLETION (MAX. JETTING PRESSURE OF 150bar/2000psi).

20. MANHOLE/INSPECTION CHAMBER COVERS IN PRIVATE BLOCK PAVED DRIVES, PARKING AREAS AND PATHS ARE TO BE RECESSED TO RECEIVE MATCHING BLOCKS/SLABS IN ALL CASES.

21. WHERE REQUIRED, LINEAR DRAINAGE TO BE OSMAN W/WHY 500X100 WITH SLOTTED DUTCH RAIL GRATING, SLOPING INVERTS, VERTICAL OUTLET AND 190mm CHANNEL DEPTH.

KEY

- EXISTING SURFACE WATER SEWER AND MANHOLE
- EXISTING ROAD GULLIES
- PIPE NO./LENGTH/GRADIENT/SIZE
- EXISTING PRIVATE FOUL DRAIN
- EXISTING PRIVATE SURFACE DRAIN
- FOUL WATER DRAIN
- SURFACE WATER DRAIN
- ROOFING EYE
- 450mm DIA STORM POLYPROPYLENE INSPECTION CHAMBER
- SW ACCESS CHAMBER (350mm DIA)
- RAIN WATER PIPE
- ROAD GULLY
- YARD GULLY
- OSMAN 'POLYCHANNEL SK WN' LINEAR DRAIN (& SWAMP UNITS INDICATED) WITH SLOPING INVERT AND C250 DUTY CAST IRON GRATING, MIN 190mm DEPTH AND VERTICAL OUTLET
- 450mm DIA FOUL POLYPROPYLENE INSPECTION CHAMBER
- FW ACCESS CHAMBER (350mm DIA)
- DIRECT CONNECTION
- SOIL VENT PIPE
- SOIL VENT PIPE TO ATMOSPHERE
- STUB STACK
- AIR ADMITTANCE VALVE

B	02/05/19	WP	UNITS 616-634 AMENDED	QJ	QJ
A	22/02/19	WP	FIRST ISSUE		
REV	DATE	BY	DESCRIPTION	DWG	APP

DRAWING STATUS:

FOR INFORMATION ONLY

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CLIENT: BERKELEY HOMES

ARCHITECT: OMEGA PARTNERSHIP

PROJECT: NORTH BERSTED, BOGNOR REGIS, WEST SUSSEX

TITLE: PHASE 4C PRIVATE DRAINAGE LAYOUT

SCALE @ A3:	1:250	CHECKED:	QJF	APPROVED:	QJF
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