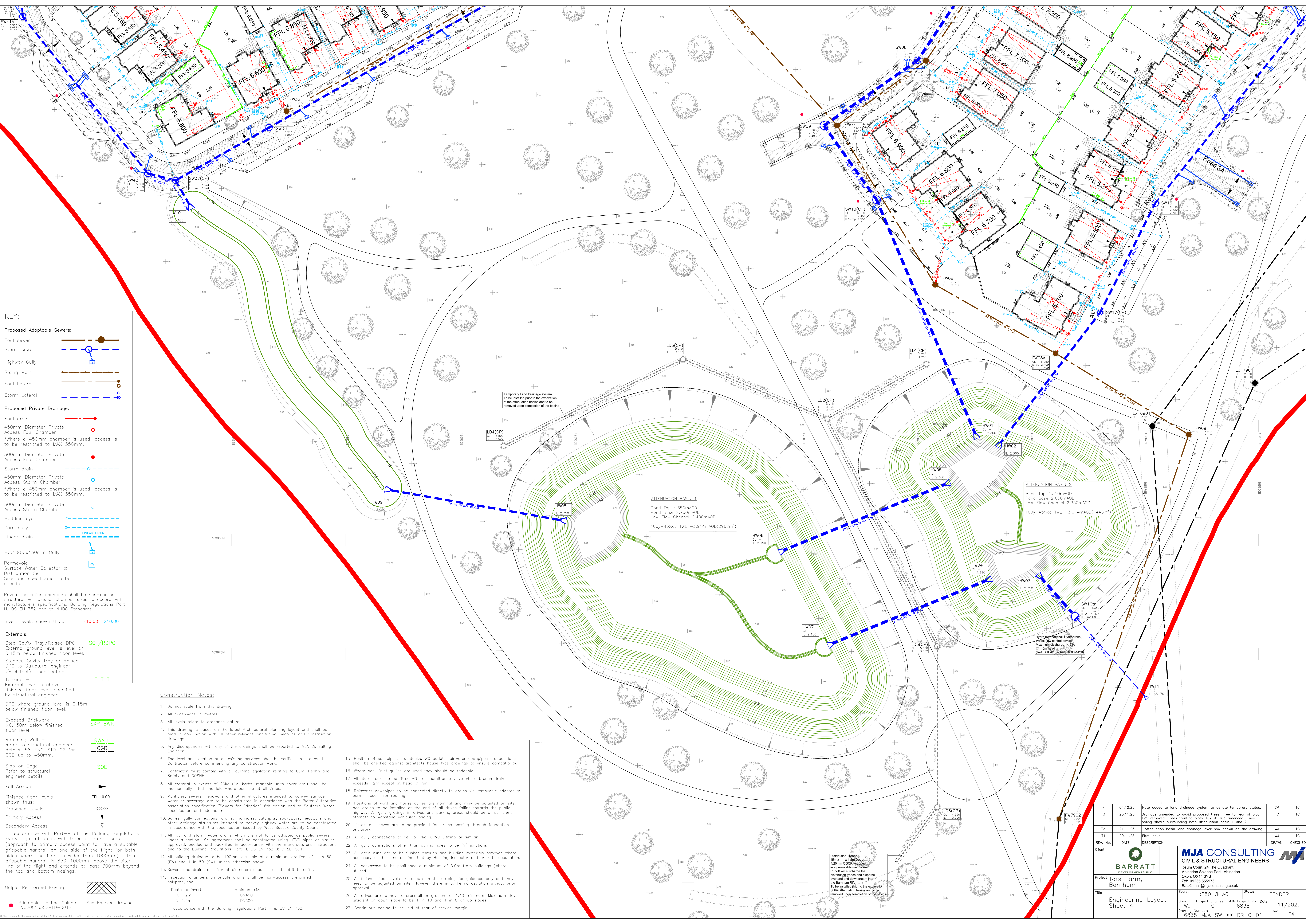




KEY:

Proposed Adoptable Sewers:

- Foul sewer
- Storm sewer
- Highway Gully
- Rising Main
- Foul Lateral
- Storm Lateral

Proposed Private Drainage:

- Foul drain
- 450mm Diameter Private Access Foul Chamber
- 300mm Diameter Private Access Foul Chamber
- Storm drain
- 450mm Diameter Private Access Storm Chamber
- 300mm Diameter Private Access Storm Chamber
- Rodding eye
- Yard gully
- Linear drain

PCC 900x450mm Gully

Permavoid – Surface Water Collector & Distribution Cell

Private inspection chambers shall be non-access structural wall plastic. Chamber sizes to accord with manufacturers specifications, Building Regulations Part H, BS EN 752 and to NHBC Standards.

Invert levels shown thus: **F10.00 S10.00**

Externals:

- Step Cavity Tray/Raised DPC – SCT/RDPC
- External ground level is level or 0.15m below finished floor level.
- Stepped Cavity Tray or Raised DPC to Structural engineer
- /Architect's specification.

Tanking – External level is above finished floor level, specified by structural engineer.

DPC where ground level is 0.15m below finished floor level.

Exposed Brickwork – >0.150m below finished floor level

Retaining Wall – Refer to structural engineer details. 58-ENG-STD-02 for CGB up to 450mm.

Slab on Edge – Refer to structural engineer details

Fall Arrows

Finished floor levels shown thus:

Proposed Levels

Primary Access

Secondary Access

In accordance with Part-M of the Building Regulations Every flight of steps with three or more risers (approach to primary access point to have a suitable grippable handrail on one side of the flight (or both sides where the flight is wider than 1000mm). This grippable handrail is 850–1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.

Galpila Reinforced Paving

Adoptable Lighting Column – See Enverve drawing EV020015352-LD-001B

Construction Notes:

- Do not scale from this drawing.
- All dimensions in metres.
- All levels relate to ordnance datum.
- 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.
- Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineer.
- The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
- Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.
- All material in excess of 20kg (i.e. kerbs, manhole units cover etc.) shall be mechanically lifted and laid where possible at all times.
- 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" 6th edition and to Southern Water specification and addendum.
- 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.
- 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.
- All building drainage to be 100mm dia. laid at a minimum gradient of 1 in 60 (FW) and 1 in 80 (SW) unless otherwise shown.
- Sewers and drains of different diameters should be laid soffit to soffit.
- Inspection chambers on private drains shall be non-access preformed polypropylene.
- Depth to invert < 1.2m DN450 > 1.2m DN600
- In accordance with the Building Regulations Part H & BS EN 752.
- Position of soil pipes, stubstacks, WC outlets rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
- Where back inlet gullies are used they should be roddable.
- All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.
- Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
- Positions of yard and house gullies are nominal and may be adjusted on site, also 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.
- Lintels or sleeves are to be provided for drains passing through foundation brickwork.
- All gully connections to be 150 dia. uPVC ultrabon or similar.
- All gully connections other than at manholes to be "Y" junctions
- 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.
- All soakaways to be positioned a minimum of 5.0m from buildings (where utilised).
- 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.
- 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.
- Continuous edging to be laid at rear of service margin.

Distribution Trench 150mm x 1m x 2m Deep 420mm GCRK wrapped in a permeable membrane. Runoff will surcharge the distribution trench and disperse overland and downstream into the Barnham Fife. To be installed prior to the excavation of the attenuation basins and to be removed upon completion of the basins.

T4	04.12.25	Note added to land drainage system to denote temporary status.	CP	TC
T3	25.11.25	Drainage amended to avoid proposed trees. Tree to rear of plot 121 removed. Trees fronting plots 162 & 163 amended. Noise railing shown surrounding both attenuation basin 1 and 2.	TC	TC
T2	21.11.25	Attenuation basin land drainage layer now shown on the drawing.	WJ	TC
T1	20.11.25	First issue.	WJ	TC
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client				
Project Tars Farm, Barnham				
Title Engineering Layout Sheet 4				
Scale: 1:250 @ A0 Status: TENDER				
Drawn: WJ	Project Engineer: TC	MJA Project No: 6838	Date: 11/2025	
Drawing Number: 6838-MJA-SW-XX-DR-C-011	Rev: T4			