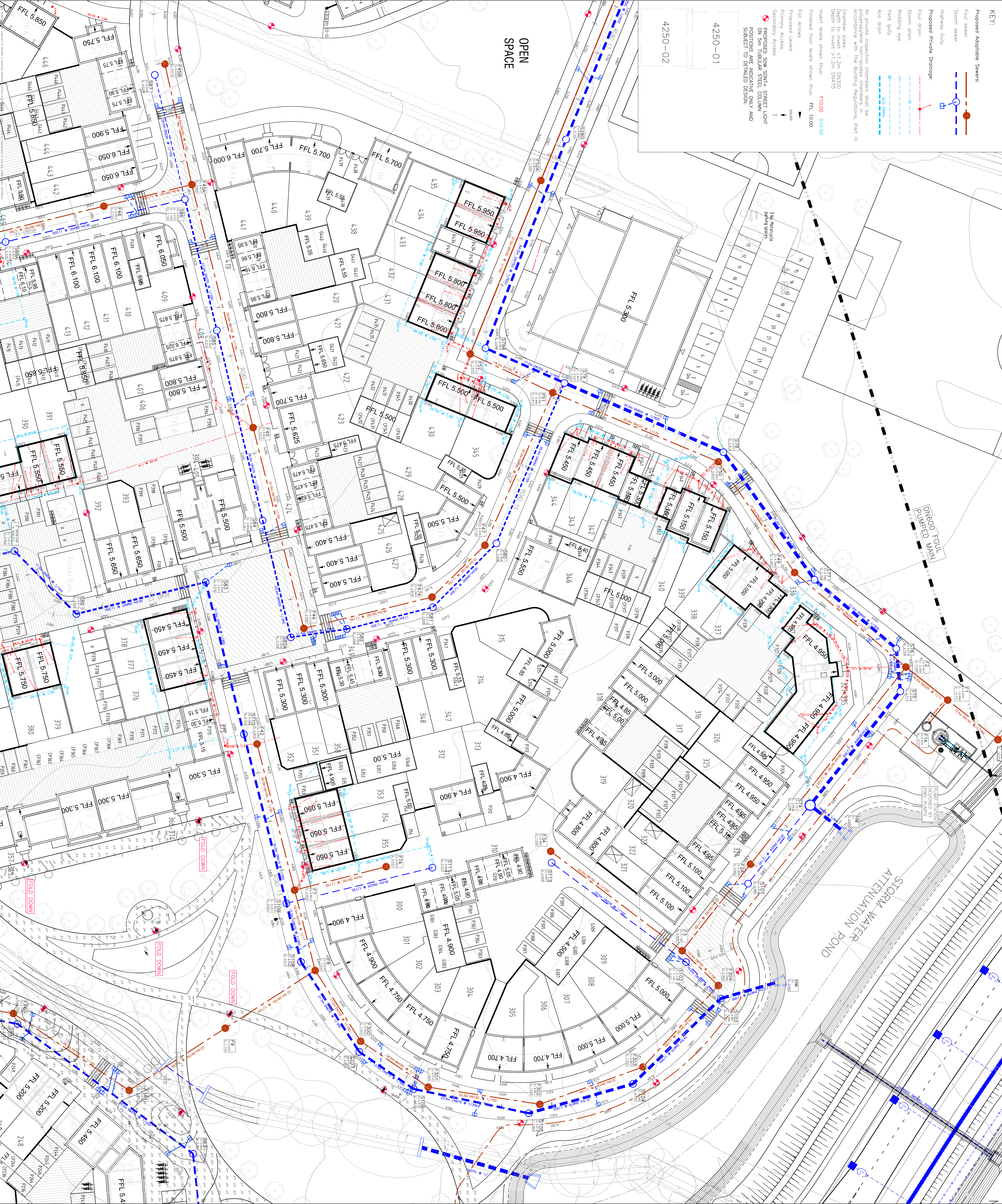




KEY:

Proposed Adoptable Sewers:

- Foul sewer
- Storm sewer
- Highway Gully

Proposed Private Drainage:

- Foul drain
- Storm drain
- Rodding eye
- Yard gully
- Aco drain

All private inspection chambers shall be constructed in accordance with the Building Regulations, Part H.

Chamber sizes:
Depth to invert <1.2m DN300
Depth to invert >1.2m DN475

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

Finished floor levels shown thus: **FFL 10.00**

Fall Arrows

Proposed Levels

Primary Access

Secondary Access

PROPOSED SOW SOWA STREET LIGHT ON 5m TUBULAR STEEL COLUMN POSITIONS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN.

4250-01

4250-02

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 topographical 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 (e.g. kerbs, manhole units cover etc.) shall be mechanically lifted and not where possible at all times.
9. Manholes, sewers, headwalls and other structures intended to convey surface water shall be constructed in accordance with the Building Regulations, Part H and BS EN 752.
10. Gullies, gully connections, drains, manholes, catchpits, soakpits, 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 and to the Building Regulations Part H, BS EN 752 & BS EN 203.
12. All building drainage to be 100mm dia. laid at a minimum gradient of 1 in 60 (1%) and 1 in 80 (3%) 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 preferred.
15. Position of soil pipes, substacks, WC outlets, rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
16. SOWA to be positioned at least at all foul drainage runs in accordance with Building Regulations Part H, BS EN 752.
17. Where back inlet gullies are used they should be rotatable (where utilised).
18. All sub stacks to be fitted with air disturbance valve where branch drain exceeds 12m except at head of run.
19. Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
20. Positions of yard and house gullies are nominal and may be adjusted on site, also drains to be installed at the end of all drains falling towards the public highway. All gully gratings, in drives and parking areas should be of sufficient strength to withstand vehicular loading.
21. Liners or sleeves are to be provided for drains passing through foundation brickwork.
22. All gully connections to be 150 dia. uPVC ultracore or similar and all connections other than at manholes to be "Y" junctions.
23. All drain runs are to be finished through and building materials removed where necessary at the time of final test by Building Inspector and prior to occupation.
24. All soakways to be provided a minimum of 5.0m from buildings (where utilised).
25. All related floor levels are shown on the drawings for reference 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.

PRELIMINARY

Private drainage added for social housing.

C 12/01/11 Invert levels from 5250 to ground outlet amended.

B 02/12/10 Road levels amended, SW sewer sizes and levels adjusted.

A 12/11/10 Engineering updated.

PKL DATE DESCRIPTION INITIALS

BARRATT

Project Phase 3

Felpham, Bognor Regis

Engineering Layout

Scale: 250@A0

Sheet: 08

Drawing No: 4250-01

Rev: D

MJA CONSULTING

CIVIL AND STRUCTURAL ENGINEERS

6642 Oak Street, Brighton

Tel: 01235 559173

Fax: 01235 523285

WKS

HLS

KTC

WSE

INITIALS

Sub levels are indicative only $\pm 150\text{mm}$

Surface Water.

Pipe sizes are based on assumed impermeable

leaks and are subject to change following detailed

design of private drainage.