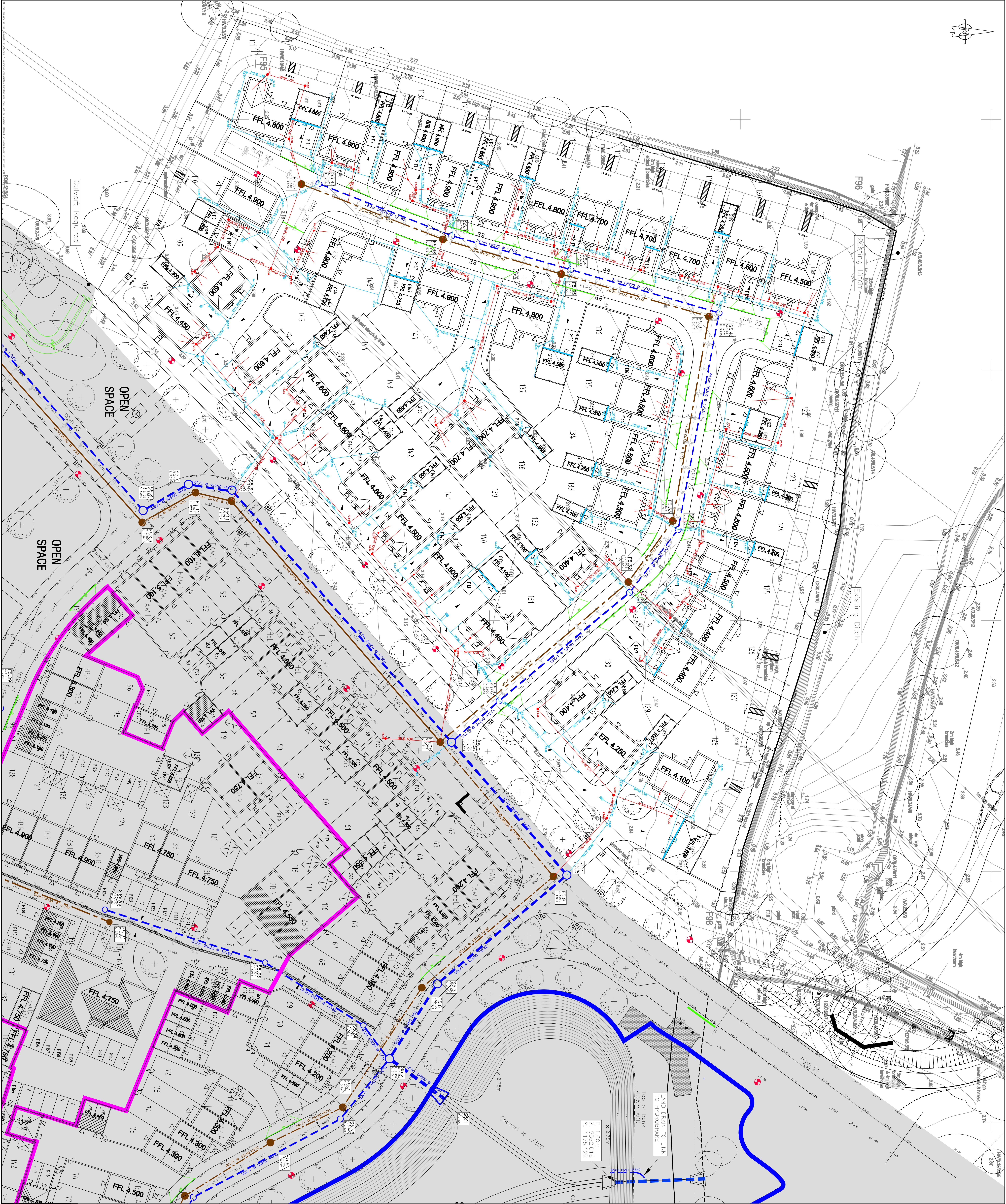
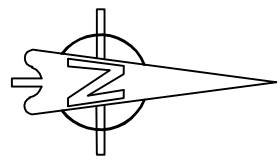




CONSTRUCTION NOTES:

- Do not scale from this drawing.
- All dimensions in metres.
- All levels refer to ordnance datum.
- This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant Engineering, Structural 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 200g (i.e. less, more, unless cover etc.) shall be mechanically lifted and laid where possible at all times.
- Manholes, sumps, 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 standard.
- Gullies, gully connections, drains, manholes, catchpits, soakways, 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 are to be constructed in accordance with the specification issued by the Water Authorities Association and to the Building Regulations Part H, BS EN 752 & B.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 preferred polypropylene, invert DN1500 > 0.6m DN1200 > 0.6m DN1000 > 0.6m DN750 > 0.6m
- In accordance with the Building Regulations Part H & BS EN 752.
- Position of soil pipes, subsoaks, WC outlets, rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
- SWPs to be positioned at head of all foul drainage runs in accordance with Building Regulations Part H, BS EN 752.
- Where back inlet gullies are used they should be rotatable (where utilized).
- All sub-stacks to be fitted with an airlock valve where brown drain exceeds 12m except on roads or 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.
- Acc drains to be installed at the end of all drains falling towards the public highway, withstand vehicular loading.
- Urinals or steels are to be provided for drains passing through foundation brickwork.
- All gully connections to be 150 dia. uPVC, ultrabolt or similar and all connections other than at manholes to be V-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 soakways to be positioned a minimum of 5.0m from buildings (where utilized).
- 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 bedding to the laid at rear of service margin.

KEY:

- Proposed Adoptable Sewers:**
- Foul sewer
 - Storm sewer
 - Highway Gully
 - Proposed Private Drainage:
 - Foul drain
 - Storm drain
 - Rodding eye
 - Yard gully
 - Acc drain
 - All private inspection chambers shall be polypropylene non-access chambers in accordance with the Building Regulations, Part H.
 - Chamber sizes: 1.2m DN1500
 - Depth to invert 51.2m DN1500
 - Invert levels shown thus: **FT1000** **ST1000**
 - Finished floor levels shown thus: **FFL 1000**
 - Foul Arrows
 - Proposed Levels
 - Primary Access
 - Secondary Access
 - PROPOSED STREET LIGHTING**

PRELIMINARY		INITIALS	
REV. NO.	DESCRIPTION	DATE	
1	Engineering Layout	20/10/2024	
BARKATT		MJA CONSULTING	
Civil Phase 5A		6042 Oak Street, Brighton	
Falmouth, Bognor Regis		Tel: 01235 561713	
		Fax: 01235 525225	
Scale: 1:250 @ A0		Drawing No. 4348-07	
Author: KTG		Rev:	