KEY:

Stepped Cavity Tray	SCT
External Brickwork	EXT BWK
Tanking	T T T
Slab on Edge	SOE
Retaining Wall	RWALL
Concrete Gravel Board	CGB
Fall Arrows	
Proposed Levels	xxx.xxx
Primary Access	
Secondary Access	

4348–1006
4348–1005

PUMP STATION

OPEN SPACE

INVERT LEVEL OF EXISTING DN600 RISING MAIN TO BE CONFIRMED BEFORE ANY CONSTRUCTION WORK BEGINS

OPEN SPACE

COMBINED NEAP / LEAP

OPEN SPACE

OOTPATH 154
N.

CYCLE PATH

IDB Ditch Culvert

IDB Ditch Culvert

ROAD 23

ROAD 19

ROAD 2.3

nkrs 600dia/54m pumped sewer 1.5m deep

nkrs 600dia/1.2m deep

Location of fence line as measured on site by BDW.

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 longitudinal 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 (i.e. kerbs, manhole units cover etc.) shall be mechanically lifted and laid where possible at all times.
9. 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.
10. 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.
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 approved, bedded and backfilled in accordance with the manufacturers instructions and to the Building Regulations Part H, BS EN 752 & B.R.E. SD1.
12. 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.
13. Sewers and drains of different diameters should be laid soffit to soffit
14. Inspection chambers on private drains shall be non–access preformed polypropylene.

Depth to invert	Minimum size
< 0.6m	DN300
> 0.6m	DN475

In accordance with the Building Regulations Part H & BS EN 752.
15. Position of soil pipes, stubstacks, WC outlets rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
16. SVP's to be positioned at head of all foul drainage runs in accordance with Building Regulations Part H, BS EN 752.
17. Where back inlet gullies are used they should be roddable (where utilised).
18. All stub stacks to be fitted with air admittance 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, aco 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.
21. Lintels or sleeves are to be provided for drains passing through foundation brickwork.
22. All gully connections to be 150 dia. uPVC ultrarib or similar and all connections other than at manholes to be "Y" junctions
23. 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.
24. All soakaways to be positioned a minimum of 5.0m from buildings (where utilised)
25. 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
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.

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CONSTRUCTION

REV. No.	DATE	DESCRIPTION	INITIALS
E	27/06/17	Plot 172–176 finished floor levels amended	HJS
D	18/05/17	Road 11 levels amended at junction with phase 3. Beginning of road 19 & access 6 levels amended.	HJS
C	27/02/17	Updated following AAP working dwg changes + level update	HJS
B	20/01/17	Level update to plot 97 & shared drive access.	HJS
A	18/01/17	Dwg 4348:1005 replaces dwg 4347:05	HJS

Client: BARRATT

Project: Phase 5D & E
Felpham, Bognor Regis

Title: External levels Layout
Sheet 1 of 2

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Scale	Date	Drawing No.	Rev
1:250	Jan 17	4348:1005	E
Checked	Drawn		
	HJS		