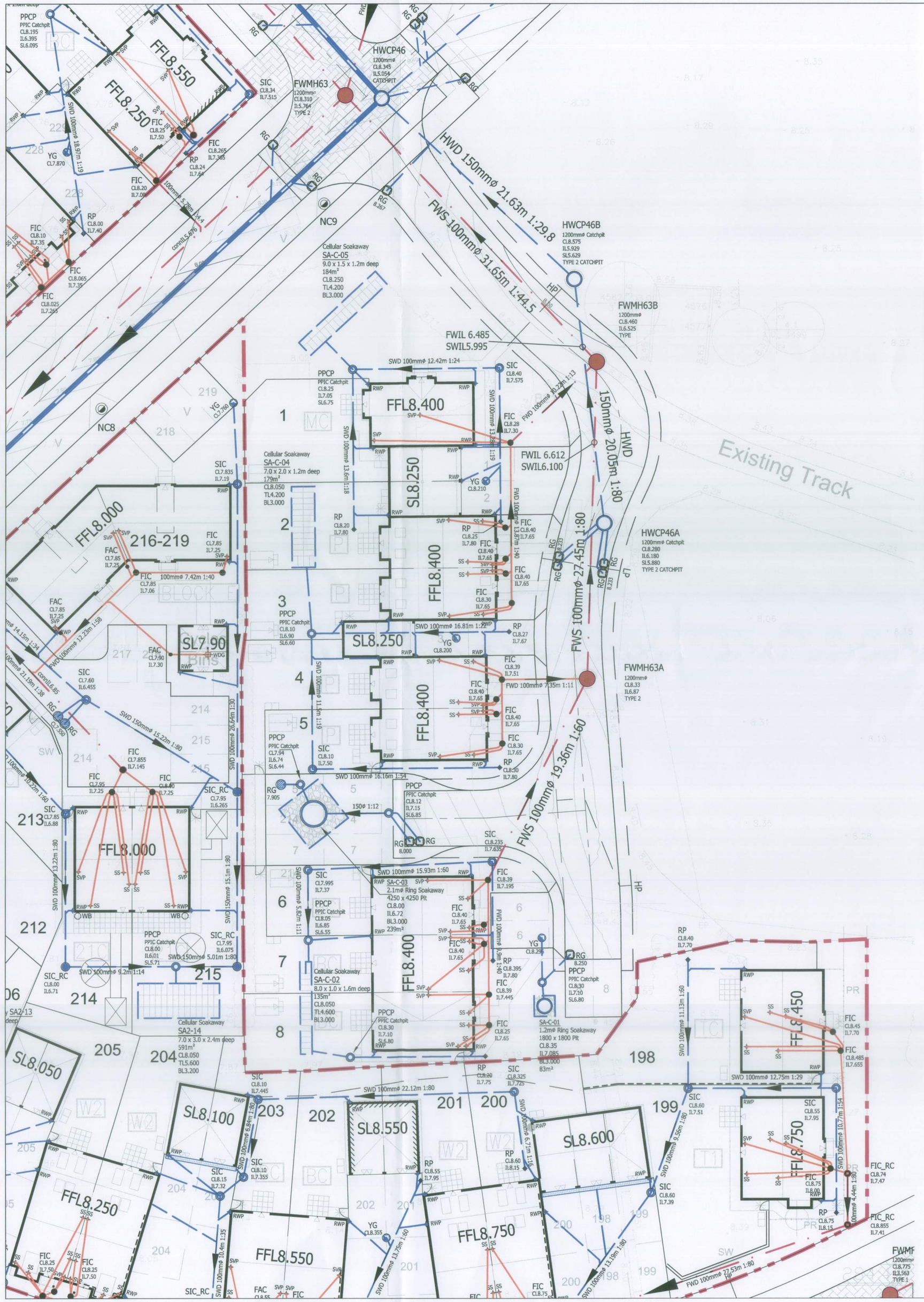


KEY

- Adoptable Highway Drainage S38
- Adoptable Foul Drainage S104
- Adoptable Foul Rising Main S104
- Private Storm Drainage
- Private Foul Drainage
- FWMH — Adoptable Foul Sewer Manhole
- SWMH — Adoptable Highway Drainage Manhole
- FWMH DBD — Manholes fitted with Backdrop Connection
- RG — Adoptable Road Gully
- SMH — Private Storm Manhole
- PPCP — Storm Polypropylene CatchPit IC
- FIC_RC — Foul Plastic Reduced Cover IC
- SIC_RC — Storm Plastic Reduced Cover IC
- FIC — Foul Plastic Inspection Chamber - D202.6
- SIC — Storm Plastic Inspection Chamber - D202.6
- FAC — 300mm ⌀ Foul Water Access Chamber
- SAC — 300mm ⌀ Storm Water Access Chamber
- RP — Storm Water Rodding Point
- SVP — Soil and Vent Pipe
- SFG — Stub Stack or Direct Drain Connection
- WDG — Bin Store Wash-Down Gully
- RWP — Rain Water Pipe
- RG — Private Road Gully
- YG — Private Yard Gully
- Channel Drain
- SA — Precast Concrete Soakaway in Granular Surround Pit
- Modular 'Crate' Soakaway
- NC — Lighting Columns
- Direction of Fall

NOTE

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

[Courtwick Lane is a marketing name only and may not be the designated postal address, which may be determined by The Post Office].

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.
2. Tender or billing drawings shall not be used for construction or the ordering of materials.
3. Do not scale. All dimensions and levels to be site confirmed.
4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements
5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.
6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.

DESIGN NOTES

1. ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS LAID DOWN IN "SEWERS FOR ADOPTION" 7th EDITION, AND SOUTHERN WATER SPECIFICATIONS, WITH A VIEW TO ADOPTION UPON COMPLETION.
2. BEFORE CONNECTIONS ARE MADE TO EXISTING DRAINAGE, IT'S LEVEL IS TO BE CHECKED AND CONFIRMED AGAINST LEVELS SHOWN ON THIS DRAWINGS AND THIS OFFICE INFORMED OF ANY SIGNIFICANT DIFFERENCE.
3. ALL SEWERS WITH LESS THAN 1.2m OF COVER WHEN LAID BENEATH THE ROADS, OR 0.9m OF COVER IN OTHER AREAS, SHALL BE PROTECTED WITH CONCRETE IN ACCORDANCE WITH EITHER OF THE DETAILS SHOWN ON THE STANDARD DRAWING PROVIDED (FOR BEDDING TYPE LOCATIONS, REFER TO SEWER SECTIONS).
4. THE MINIMUM SIZE OF PIPE CONNECTING GULLIES TO THE SOAKAWAYS SHALL BE 150mm DIA. LAID AT A MINIMUM GRADIENT OF 1 IN 80.
5. ALL SOAKAWAYS TO BE CONSTRUCTED TO THE MINIMUM DEPTHS SHOWN ON THIS DRAWING AND THOSE SHOWN ON THE "STANDARD DRAWINGS".
6. IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF SOAKAWAYS, ALL ROAD AND YARD GULLIES ARE TO BE "TRAPPED".
7. ALL NON ADOPTABLE LATERALS BENEATH THE HIGHWAY SHALL BE BACKFILLED WITH LEAN MIX CONCRETE UNLESS OTHERWISE AGREED WITH THE HIGHWAYS ENGINEER.
8. ALL PRIVATE SEWERS ARE TO BE 100mm DIA. UNLESS OTHERWISE STATED. THE PRIVATE DRAINAGE DESIGN ON THE PLAN HAS BEEN BASED ON THE PRINCIPLES OF A uPVC SYSTEM. IT CAN BE ADAPTED TO SUIT A STONEWARE SYSTEM BUT REFERENCE SHOULD BE MADE TO THIS OFFICE BEFORE AMENDMENTS ARE MADE.
9. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT "H" BRITISH STANDARD 8301, AND TO THE SATISFACTION OF THE BUILDING CONTROL SECTION.
10. MANHOLES SITUATED WITHIN AREAS ACCESSIBLE TO MOTOR VEHICLES ARE TO BE FITTED WITH SUITABLE STRENGTH COVERS AND FRAMES.
11. WHERE DRAINS PASS THROUGH FOUNDATIONS, A FLEXIBLE JOINT SHOULD BE PROVIDED WITHIN 150mm OF THE FACE OF THE STRUCTURE, WHERE TYPE 2 MANHOLES ARE EMPLOYED OR CONCRETE SURROUND IS ADDED TO OTHER MANHOLES A ROCKER PIPE OF MAX 600mm IN LENGTH SHALL BE PROVIDED EITHER SIDE OF THE MANHOLE, LAID AT A SLIGHTLY STEEPER GRADIENT TO ALLOW FOR SETTLEMENT.
12. STUB STACKS FITTED WITH AIR ADMITTANCE VALVES MAY BE USED INSTEAD OF SOIL AND VENT PIPES, SUBJECT TO THE ARCHITECTS APPROVAL (EXCEPT WHERE THE DRAINAGE CONNECTION EXCEEDS 10m BEFORE CONNECTING WITH ANOTHER VENTILATED DRAIN OR INSPECTION CHAMBER OR MANHOLE). HEAD OF DRAIN VENT PIPES MUST NOT BE FITTED WITH AIR ADMITTANCE VALVES.
13. SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CONCRETE SURROUND OR PAVING SLABS BRIDGING THE TRENCH SUBJECT TO THE BUILDING INSPECTORS REQUIREMENTS.
14. APPROPRIATE MEASURES (TO BE AGREED WITH THE BUILDING CONTROL SECTION), ARE TO BE TAKEN TO DISCOURAGE RODENT ENTRY INTO THE PROPERTIES.
15. WHERE DRAIN RUNS PASS CLOSE TO BUILDINGS OR THEIR INVERT LEVELS ARE BELOW FOUNDATION LEVEL, THEN THE TRENCHES ARE TO BE BACKFILLED IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
16. REFERENCE SHOULD BE MADE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.
17. BEFORE DETERMINING THE AMOUNT OF FACE BRICKWORK TO EACH UNIT, CONSIDERATION MUST BE GIVEN TO THE PROPOSED FINISHED GROUND LEVELS IN THE VICINITY OF THE PROPERTY. THE LEVELS SHOWN ON THE EXTERNAL WORKS DRAWINGS HAVE BEEN DESIGNED UPON THE PARAMETERS SET DOWN IN THE APPROVED DOCUMENT 'M' OF THE BUILDING REGULATIONS 2000 (2004 EDITION) - REFER TO DRAWINGS 4485/230-234.
18. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
19. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
20. IT IS THE SUBCONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.

Rev	Amendments	Date	Dsn	Chk
A	GROUNDWORKS TENDER ISSUE	03.03.17	DMS	ds
-	PRELIMINARY FW LATERAL ISSUE	12.01.17	DMS	ds

Status: GROUNDWORKS TENDER

Client: BARRATT HOMES

Project: COURTWICK PARK COTTAGES LITTLEHAMPTON, W SUSSEX

Title: DRAINAGE LAYOUT

Date: JANUARY 2017	Scale @ A1: 1:200
Base Layout Ref.	CAD File ref.
Clients Ref.	Project Ref.: 4485

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Drawing Number: 4485/249 Rev.: A