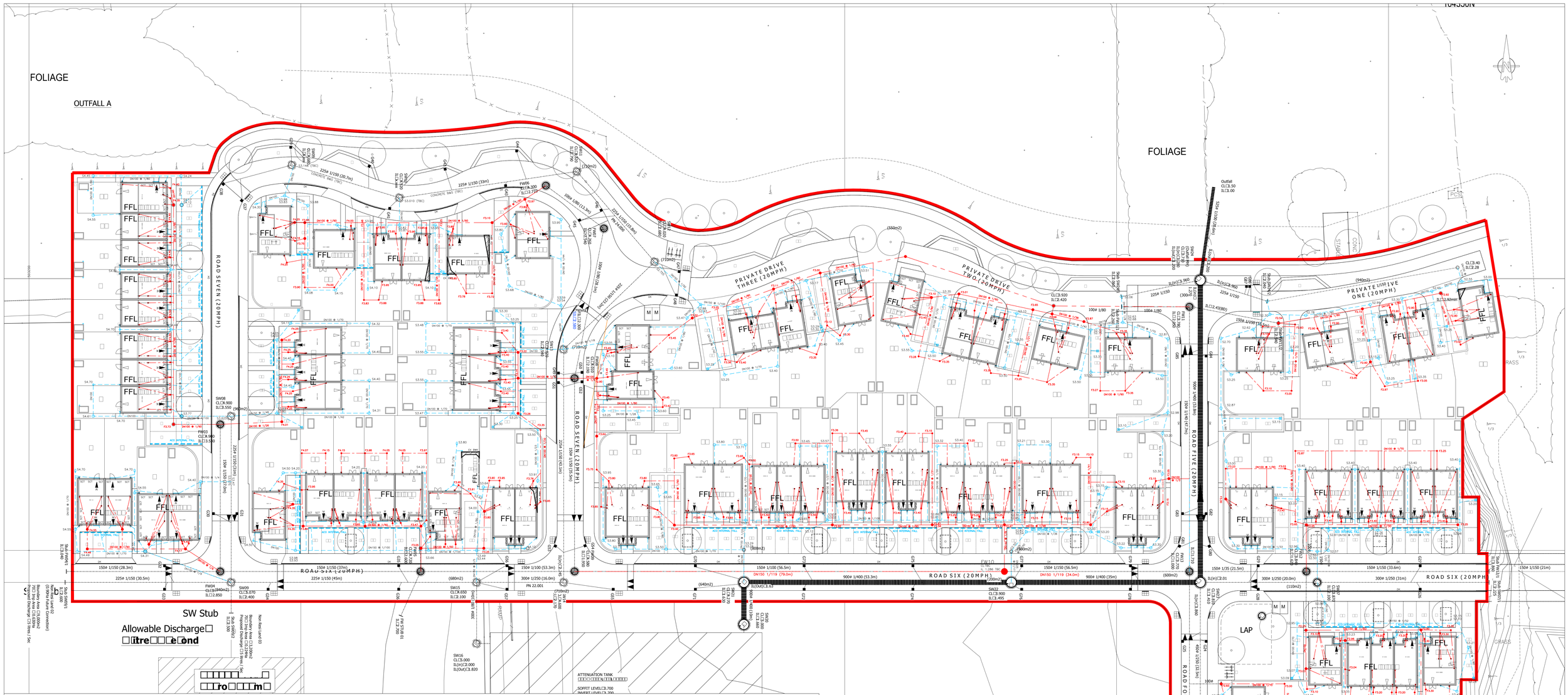

KEY:

Proposed Infrastructure Drainage:

Detail provided by Mayer Brown (current at time of issue but must be checked against their latest revisions). All Infrastructure road drainage is to be constructed from Mayer Brown design detail, with any discrepancies brought to MJA's attention.

Proposed Private Drainage:

Foul drain

Storm drain

Rodding eye

Yard gully

Linear drainage channel
ACO INTERNAL FALL

ACO or similar approved. Connection Invert Level dependent on manufacturers specifications.

All private inspection chambers shall be polypropylene non-access chambers in accordance with The Building Regulations, Part H.

Chamber sizes:
Depth to invert <0.6m DN300
Depth to invert >0.6m DN475

Invert levels shown thus: F10.00 S10.00

Finished floor levels shown thus: FFL

Primary Access Secondary Access

Indicative location of Silva Cell (or similar approved) soil volume and root protection cells. Size and format to be confirmed.

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. Adoptable 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" 7th edition and to Southern Water specification.

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 – NB: Adoptable works being addressed by Mayer Brown on behalf of Persimmon Homes.

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 40 where serving less than 1 WC, 1 in 80 otherwise (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. Where back inlet gullies are used they should be roddable.

17. All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.

18. Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.

19. 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.

20. Lintels or sleeves are to be provided for drains passing through foundation brickwork.

21. All gully connections to be 150 dia. uPVC ultrarib or similar.

22. All gully 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.

28. Indicatives trees to be reviewed in respect of street lighting, services and drainage provision.

29. See Mayer Brown Street Lighting Drawing (2 off) for street lighting column positions and specifications.

30. See Mayer Brown Surface Treatments Drawing (2 off) for additional kerb information, incl. types, heights and locations of dropped crossings.

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REV. No.	DATE	DESCRIPTION	INITIALS
B	27.02.18	Drainage revised in accordance with recent FFL changes (flood routes).	AJW
A	17.01.18	Latest sub-structure plans incorporated following gate clash review. Plot 38's garage removed, drainage to suit.	AJW

Client: Persimmon Homes (Thames Valley)

Project: Phase 2 Littlehampton

Title: Drainage Layout (Sheet 2)

MJA CONSULTING
CIVIL AND STRUCTURAL ENGINEERS
MICHAEL A JENNINGS ASSOCIATES
Tel:
Fax:

Scale	Date	Drawing No.	Rev.
1:250 @A0	Oct' 2017	5691:02	B
Checked KTG	Drawn AJW		

KEY:

Stepped Cavity Tray (raised DPC or appropriate tanking for construction method) — SCT

External Brickwork — EXT BWK

Tanking — T T T

Slab on Edge — SOE

Retaining Wall — RWALL

Fall Arrows

Proposed Levels — xxx.xxx

Primary Access

Secondary Access

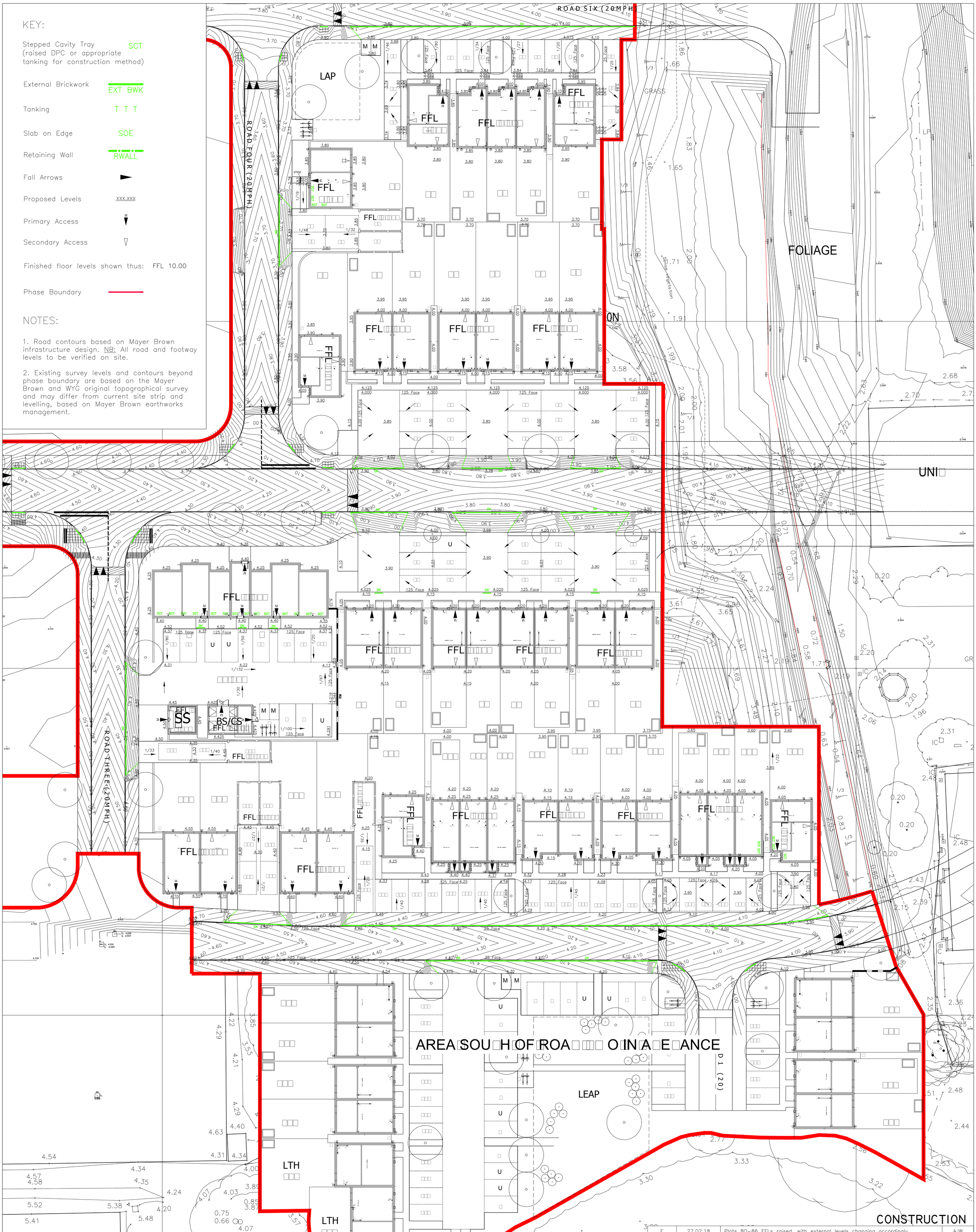
Finished floor levels shown thus: FFL 10.00

Phase Boundary

NOTES:

1. Road contours based on Mayer Brown infrastructure design. NB: All road and footway levels to be verified on site.

2. Existing survey levels and contours beyond phase boundary are based on the Mayer Brown and WYG original topographical survey and may differ from current site strip and levelling, based on Mayer Brown earthworks management.



REV. No.	DATE	DESCRIPTION	INITIALS
E	27.02.18	Plots 80–86 FFLs raised, with external levels changing accordingly.	AJW
D	21.02.18	FFLs and external levels (incl. parking and drives) raised for Plots 74–79 & 83–84. Plots 117 to o126 in abeyance.	AJW
C	–	Plot 117–126 external levels and FFLs reviewed and revised in accordance with minimum surface level of 4.05 AOD to	AJW
B	17.01.18	Additional dropped kerbs indicated (see Mayer Brown Surface Treatments Drawings for full kerb details).	AJW
A	15.01.18	Revised to incorporate revised planning layout.	AJW

Client: Persimmon Homes (Thames Valley)

Project: Phase 2 Littlehampton

Title: Levels Plan (Sheet 1)

MJA CONSULTING
CIVIL AND STRUCTURAL ENGINEERS

Scale	Date	Drawing No.	Rev
1:250 @A1	Oct' 2017	5691:03	E
Checked KTG	Drawn AJW		

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