BARRATT HOMES

N

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.

GENERAL NOTES

1. ALL ADOPTABLE HIGHWAY CONSTRUCTION WORKS SHALL BE CARRIED OUT TO THE STANDARD LAID DOWN IN THE WEST SUSSEX COUNTY COUNCIL SPECIFICATIONS, WITH A VIEW TO ADOPTION UPON COMPLETION.
2. THE STREET LIGHTING POSITIONS SHOWN ON THIS PLAN ARE SUBJECT TO APPROVAL BY THE HIGHWAYS DEPARTMENT OF WEST SUSSEX COUNTY COUNCIL & ARUN DISTRICT COUNCIL (DESIGN PENDING).
3. 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.
4. 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.
5. 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).
6. THE MINIMUM SIZE OF PIPE CONNECTING GULLIES TO THE SOAKAWAYS SHALL BE 150mm DIA. LAID AT A MINIMUM GRADIENT OF 1 IN 80.
7. ALL SOAKAWAYS TO BE CONSTRUCTED TO THE MINIMUM DEPTHS SHOWN ON THIS DRAWING AND THOSE SHOWN ON THE "STANDARD DRAWINGS".
8. IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF SOAKAWAYS, ALL ROAD AND YARD GULLIES ARE TO BE "TRAPPED".
9. ALL NON ADOPTABLE LATERALS BENEATH THE HIGHWAY SHALL BE BACKFILLED WITH LEAN MIX CONCRETE UNLESS OTHERWISE AGREED WITH THE HIGHWAYS ENGINEER.
10. THE DESIGN IS SUCH THAT WATER FROM PRIVATE AREAS DOES NOT SHED TO ADOPTABLE AREAS AND VICA VERSA.
11. 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.
12. 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.
13. MANHOLES SITUATED WITHIN AREAS ACCESSIBLE TO MOTOR VEHICLES ARE TO BE FITTED WITH SUITABLE STRENGTH COVERS AND FRAMES.
14. WHERE DRAINS PASS THROUGH FOUNDATIONS, A FLEXIBLE JOINT SHOULD BE PROVIDED WITHIN 150mm OF THE FACE OF THE STRUCTURE, WHERE TYPE Z MANHOLES ARE EMPLOYED OR CONCRETE SURROUND IS ADDED TO OTHER MANHOLES A BOCKER PIPE OF MAX 600mm IN LENGTH SHALL BE PROVIDED EITHER SIDE OF THE MANHOLE, LAID AT A SLIGHTLY STEEPER GRADIENT TO ALLOW FOR SETTLEMENT.
15. 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.
16. SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CONCRETE SURROUND OR PAVING SLABS BRIDGING THE TRENCH SUBJECT TO THE BUILDING INSPECTOR'S REQUIREMENTS.
17. APPROPRIATE MEASURES (TO BE AGREED WITH THE BUILDING CONTROL SECTION), ARE TO BE TAKEN TO DISCOURAGE RODENT ENTRY INTO THE PROPERTIES.
18. 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.
19. REFERENCE SHOULD BE MADE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.
20. 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 THIS DRAWING HAVE BEEN DESIGNED UPON THE PARAMETERS SET DOWN IN THE APPROVED DOCUMENT 'M' OF THE BUILDING REGULATIONS 2000 (2004 EDITION).
21. 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.

REFER TO DRAWINGS 4485/186-188 FOR INFRASTRUCTURE SEWER LAYOUT

KEY

- Adoptable Highway Drainage S38
- Adoptable Foul Drainage S104
- Adoptable Foul Rising Main S104
- Private Storm Drainage
- Private Foul Drainage
- FWMH / SWMH — Adoptable Foul Sewer Manhole / Adoptable Highway Drainage Manhole
- FWMH pdtL — 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 ø Foul Water Access Chamber
- SAC — 300mm ø 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
- LC1 — Lighting Column (TBC)
- Direction of Fall

Rev	Amendments	Date	Dsn	Chk
E	DESIGN ADJUSTED TO ACCORD WITH CURRENT PLANNING LAYOUT	11.11.13	DMS	NS
D	PLOTS 26-30 ADJUSTED TO ACCORD WITH CURRENT PLANNING LAYOUT	05.11.13	DMS	NS
C	MINOR ADJUSTMENTS	26.09.13	DMS	NS
B	DRAINAGE REVIEWED AND UPDATED TO ACCORD WITH LATEST PLANNING LAYOUT	16.09.13	DMS	NS
A	DRAWING UPDATED TO SUIT LATEST PLANNING LAYOUT	12.09.13	DMS	NS
	INITIAL ISSUE	27.03.13	SFC	NS

Status: PRELIMINARY

Client: BARRATT HOMES

Architect: AAP ARCHITECTURE

Project: COURTWICK LANE, LITTLEHAMPTON, WEST SUSSEX

Title: PHASE 1A, PLOTS 1 - 31 PRIVATE DRAINAGE LAYOUT SHEET 1 OF 3

Date	Scale @ A1
MARCH 2013	1:200
Base Layout Ref.	CAD File ref.
Clients Ref.	Project Ref. 4485

gta civils ltd
CONSULTING ENGINEERS
gloucester house, 66a church walk, burgess Hill, west sussex, rh15 9as
tel.01444 871444 fax.01444 871401 web: www.gtacivils.co.uk

Drawing Number: 4485/202 Rev. E

ARUN DISTRICT COUNCIL LU/367/13/DOC