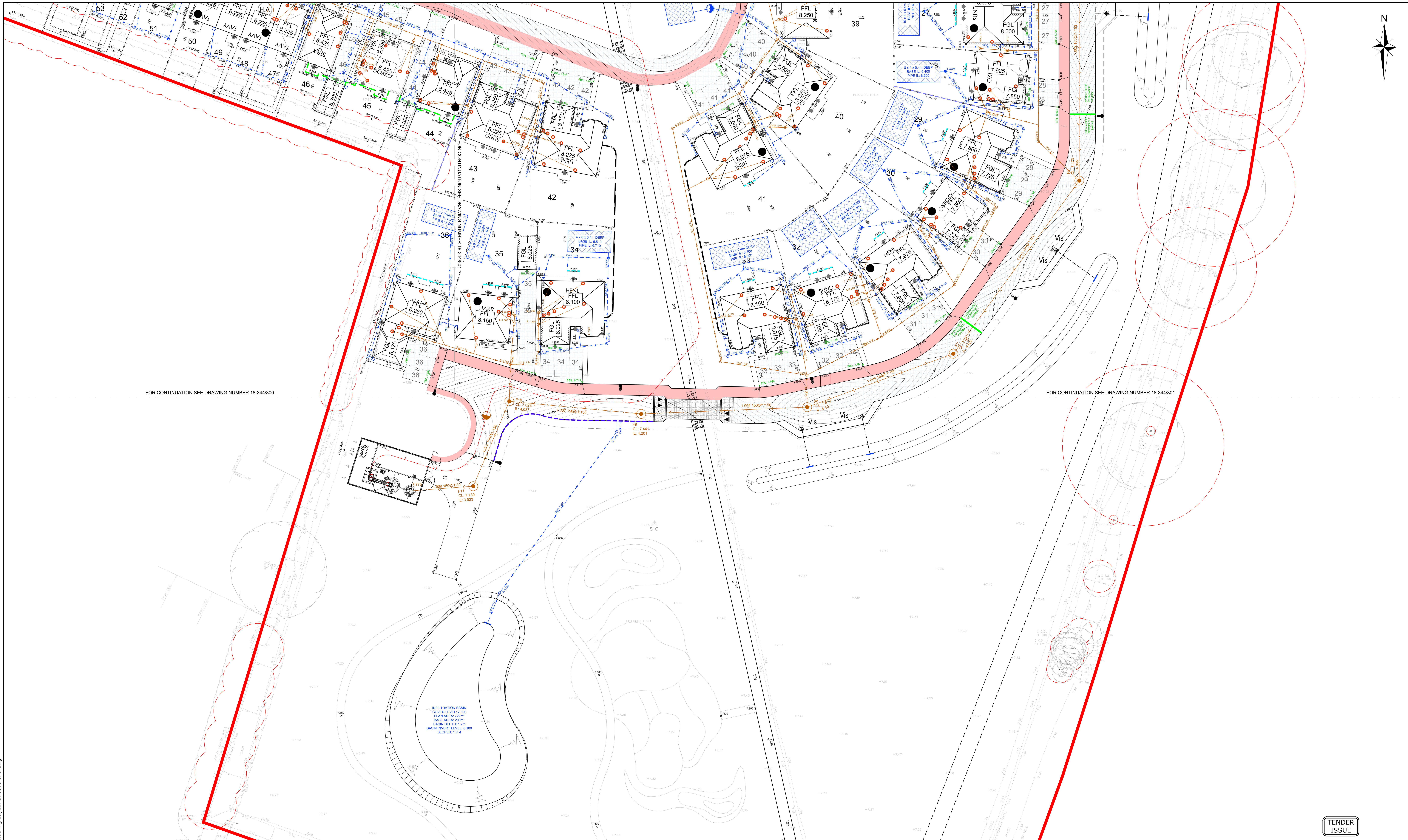


P:\18-344 - Ford Lane, Yapton\Tech\Acad\Drawings\800 Series (Detailed Design)\18-344-802 Engineering Layout Sheet 3 of 3.dwg

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER, SEWERS FOR ADOPTION SIXTH/SEVENTH EDITION, WEST SUSSEX COUNTY COUNCIL STANDARDS AND BOVIS HOMES STANDARDS.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ONSITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
6. CONTOURS SHOWN ON THIS DRAWING ARE AT 20mm VERTICAL INTERVALS.
7. THIS DRAWING IS BASED ON THE PLANNING LAYOUT PROVIDED BY GEOFF PERRY ASSOCIATES. DRAWING REFERENCE A855_42A_.
8. TOPOGRAPHICAL SURVEY WAS UNDERTAKEN BY MK SURVEYS IN OCTOBER 19'.
9. WATERPROOFING TO BE INSTALLED IN ACCORDANCE WITH NHBC CHAPTER 5.4 BY SUPPLIER/CONTRACTOR FROM DPC DOWNWARDS INCLUDING STEPPED FLOORS MORE THAN 150mm. RAISED DPC SHOWN ON THIS DRAWING IS IN AREAS WHERE FINISHED GROUND LEVEL IS LESS THAN 150mm BELOW FFL. EXPOSED BRIICKWORK/UNDERBUILD HAS BEEN INDICATED WHERE EXTERNAL LEVELS ARE GREATER THAN 150mm BELOW FFL.
10. PRIVATE FOUL WATER AND SURFACE WATER DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS, BS EN 752, NHBC STANDARDS CHAPTER 5.3 AND RELEVANT AGREEMENT CERTIFICATES.
11. PRIVATE DRAINS TO BE CONSTRUCTED USING UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS EN 1401, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE SPECIFICATIONS LISTED IN NOTE 1.
12. INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H; TABLE 11 AND MANHOLE SIZES TABLE.
13. BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OF OTHER STRUCTURES TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H; DIAGRAM 8.
14. INSPECTION CHAMBER COVERS IN PRIVATE AREAS SHOULD BE GROUP 1 CLASS A15 IN PEDESTRIAN AREAS INACCESSIBLE TO WHEELED VEHICLES AND GROUP 4 CLASS D400 IN VEHICULAR AREAS.
15. ALL SOIL VENT PIPE, STUB STACKS, AIR ADMITTANCE VALVES AND RAIN WATER PIPE LOCATIONS ARE INDICATIVE ONLY. FOR ACTUAL LOCATIONS REFER TO ARCHITECTURAL PLANS AND ELEVATIONS.
16. SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO PROPOSED HIGHWAY.
17. DRAINS TO BE CONSTRUCTED UNDER DWELLINGS WITH SUSPENDED FLOOR SLABS SHOULD EITHER BE INSTALLED USING A PROPRIETARY HANGER SYSTEM WHERE "BEAM AND POT" OR SIMILAR CONSTRUCTION IS USED, OR SHOULD BE CAST INTO LOCAL SLAB THICKENING WHERE REINFORCED CONCRETE GROUND SLABS ARE TO BE POURED IN SITU.
18. DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL AND THEN EXCAVATE THROUGH THE FILL MATERIAL INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE GRANULAR FILL MATERIAL WELL COMPACTED IN LAYERS NOT EXCEEDING 225 THICK.
19. ALL RWP'S TO HAVE RODDING ACCESS.
20. ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED OTHERWISE.
21. FIRST SURFACE WATER INSPECTION CHAMBERS TO BE 600mm DEEP UNLESS SPECIFIED OTHERWISE.
22. FIRST FOUL SEWER INSPECTION CHAMBERS TO BE 750mm DEEP UNLESS SPECIFIED OTHERWISE.
23. IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED IT'S DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.
24. FOUL DRAINAGE SUBJECT TO TECHNICAL APPROVAL FROM SOUTHERN WATER.

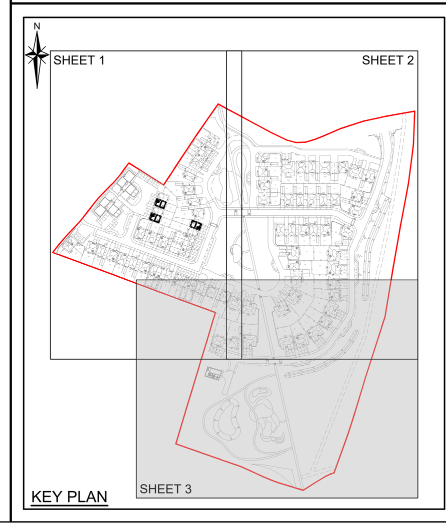
LEGEND

- DEVELOPMENT BOUNDARY
- HIGHWAY BOUNDARY
- FFL 8.325 — PROPOSED FINISHED FLOOR LEVEL (mAOD)
- FGL 8.325 — PROPOSED FINISHED GARAGE LEVEL (mAOD)
- Ex. (7.000) — EXISTING LEVEL (mAOD)
- 7.000 — PROPOSED LEVEL (mAOD)
- SBIL: 6.975 — PROPOSED PERMEABLE PAVING SUB-BASE INVERT LEVELS
- 700mm DEEP PERMEABLE PAVING — MAIN ROAD CONSTRUCTION DEPTHS (WHERE SBIL ARE NOT SHOWN DEPTHS ARE BASED ON FULL CONSTRUCTION DEPTH)
- 1:40 — PROPOSED GRADIENT
- 7.500 — PROPOSED CONTOURS (SEE NOTE 6)
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE GRAVEL BOARD
- RAISED DPC/TANKING
- EXPOSED BRICKWORK/UNDERBUILD
- ADOPTABLE FOUL WATER SEWER AND MANHOLE
- PRIVATE SURFACE WATER SEWER AND MANHOLE
- PRIVATE FOUL DRAIN
- PRIVATE SURACE WATER DRAIN
- TYPE 3 FOUL INSPECTION CHAMBER (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
- TYPE 3 SURFACE WATER INSPECTION CHAMBER (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
- RODDING EYE (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
- CATCHPIT INSPECTION CHAMBER (REFER TO ODYSSEY DRAWING 18-344/825 FOR DETAILS)
- DIFFUSER UNIT (REFER TO ODYSSEY DRAWING 18-344/825 FOR DETAILS)
- FILTER DRAIN (REFER TO ODYSSEY DRAWING 18-344/821 FOR DETAILS)
- ACO DRAIN (REFER TO ODYSSEY DRAWING 18-344/824 FOR DETAILS)
- ROAD GULLY AND CONNECTION (REFER TO WSCC STANDARD DETAIL S278/38/11)
- PROPOSED CELLULAR STORAGE TANK (REFER TO ODYSSEY DRAWING 18-344/825)
- PROPOSED PERMEABLE BLOCK PAVING (REFER TO ODYSSEY DRAWING 18-344/821)
- INDICATIVE SERVICE CORRIDOR
- FOUL WATER RISING MAIN
- RISING MAIN WASHOUT CHAMBER

TENDER ISSUE

LEGEND CONT.

- TREE ROOT PROTECTION ZONES
- 600mm DEEP INFILTRATION SWALE WITH 1 IN 3 SIDE SLOPES AND 1m WIDE BASE
- KERB DRAIN TO WSCC/S278/38/02 WITH GULLY OUTLET CONNECTION AT LOW POINT
- WG — WEIR KERB OFFLET GULLY. (REFER TO ODYSSEY DRAWING 18-344/825 FOR DETAIL)
- BAGWORK HEADWALL. REFER TO WSCC DETAIL S278/S38/23 FOR DETAIL
- PROPOSED STREET LIGHTING PROVIDED BY MMA



KEY PLAN

Rev	Amendments	Drn	Chk	App	Date
B	UPDATED TO SUIT REVISED SITE LAYOUT	JA	SG	LH	09.10.20
A	UPDATED TENDER ISSUE	JA	SG	LH	27.08.20

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Job Title: FORD LANE, YAPTON

Drawing Title: ENGINEERING LAYOUT SHEET 3 OF 3

Client: REDROW

Scale	Date	Designed
1:250 @A0	FEB 2020	JA
Drawn	Checked	Approved
JA	SG	LH
Job No	Drawing No	Rev
18-344	18-344/802	B

ARUN DISTRICT COUNCIL Y/113/20/DOC