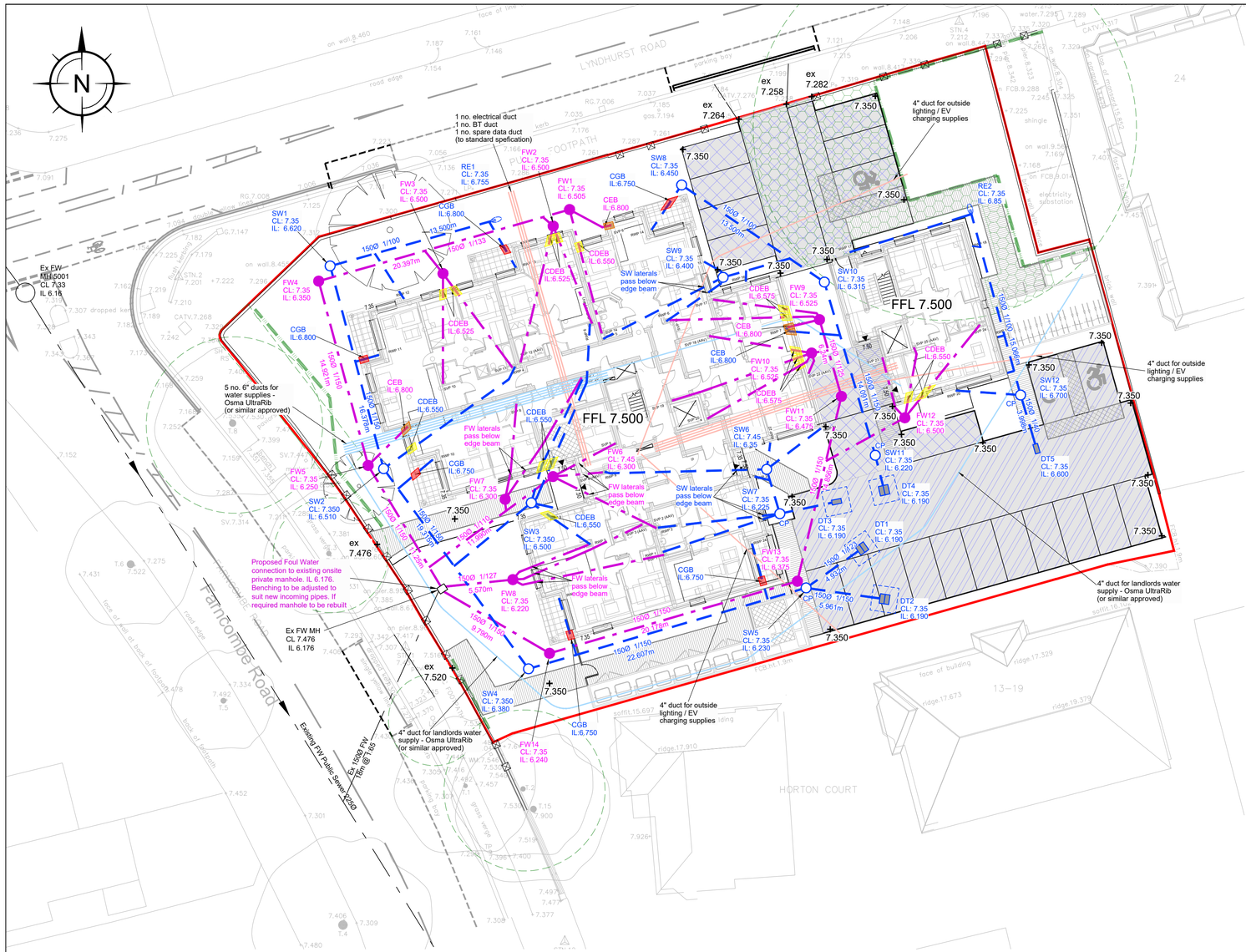


Drainage Legend: 401

- Existing Foul Drainage
- Existing Surface Drainage
- Private Type E Storm Water Inspection Chamber
- Private Storm Water Rodding Eye
- Private Type E Storm Water Catchpit with 50mm deep silt trap
- Single Distribution Box up to 200m²
- Double Distribution Box up to 350m²
- 2m x 2m. Localised deepening of voided subbase around distribution boxes. Base of subbase 6.150m
- Subbase A 150mm depth of 30% voided subbase. Formation Level 7.110m AOD
- Subbase B 800mm depth of 30% voided subbase. Formation Level 6.460m AOD
- Private Type E Foul Water Inspection Chamber
- CEB — Pipe Cast in Edge Beam IL6.800
- CGB — Pipe Cast in Ground Beam. IL6.800 or IL6.750. See Plan
- CDEB — Pipe Cast in Deepened Edge Beam. IL6.525 or IL6.550 or IL6.575. See Plan
- Service Ducts
- Tree Protection Area
- Site boundary

PRIVATE FOUL WATER MANHOLE SCHEDULE

MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
FW1	450	Type D	7.350	6.505	0.695	515561.819	103086.597
FW2	450	Type D	7.350	6.500	0.700	515560.540	103085.306
FW3	450	Type D	7.350	6.500	0.700	515551.925	103081.597
FW4	450	Type D	7.350	6.350	0.850	515542.203	103081.004
FW5	450	Type D	7.350	6.250	0.950	515546.072	103066.593
FW6	450	Type D	7.450	6.300	1.000	515560.519	103065.727
FW7	450	Type D	7.350	6.300	0.900	515556.781	103063.944
FW8	450	Type D	7.350	6.220	0.980	515557.384	103057.669
FW9	450	Type D	7.350	6.525	0.675	515581.362	103077.994
FW10	450	Type D	7.350	6.525	0.675	515580.740	103075.381
FW11	450	Type D	7.350	6.475	0.725	515583.073	103071.994
FW12	450	Type D	7.350	6.500	0.700	515588.032	103070.318
FW13	450	Type D	7.350	6.375	0.825	515579.631	103057.542
FW14	450	Type D	7.350	6.240	0.960	515560.255	103051.908

PRIVATE SURFACE WATER MANHOLE SCHEDULE

MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
SW1	450	Type D	7.350	6.620	0.580	515543.097	103082.194
SW2	450	Type D	7.350	6.510	0.690	515547.279	103066.341
SW3	450	Type D	7.350	6.500	0.700	515558.827	103063.677
SW4	450	Type D	7.350	6.380	0.820	515558.606	103050.696
SW5	450	Type D	7.350	6.230	0.970	515580.310	103057.020
SW6	450	Type D	7.450	6.350	0.950	515577.230	103066.291
SW7	450	Type D	7.350	6.225	0.975	515578.260	103062.823
SW8	450	Type D	7.350	6.450	0.750	515570.580	103088.518
SW9	450	Type D	7.350	6.400	0.800	515573.823	103081.299
SW10	450	Type D	7.350	6.315	0.885	515581.743	103080.927
SW11	450	Type D	7.350	6.220	0.980	515585.721	103067.387
SW12	450	Type D	7.350	6.700	0.500	515597.083	103072.099

NOTES:

1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.

2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.

3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

5. All pipes, bends and junctions shall be vitrified clay to BS EN 295-1, with flexible joints and kitemark certified. Alternatively all pipes and fittings can be UPVC conforming to BS EN 1401-1 and shall be laid in accordance with the manufacturers specification. If UPVC pipes are to be used then the manufacturer shall be approved by the Engineer prior to construction.

6. All Adoptable sewers shall be in strict accordance with the current edition of Sewers For Adoption. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.

7. All private building drainage shall be constructed in strict accordance with BS EN 752:1996. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.

8. Where the service trench is near to the foundation of any building, refer to the guidance in Approved Document H, Building Regulations Part H1.

9. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.

10. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreboard or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.

11. All svps shall have rodding access plates fitted at their bases (ground floor level).

12. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.

REV	DATE	INT	DESCRIPTION	CHK
D	03.05.23	PR	Latest Block Plan added. SVP and RWP positions updated. Drainage and schedule updated to suit.	KH
C	23.02.23	PR	Latest Block Plan added. SVP and RWP positions updated. Drainage and schedule updated to suit.	KH
B	10.02.23	PR	Issued For Construction	KH
A	06.12.22	MJP	Updated storm water drainage	KH

Issue Status: CONSTRUCTION

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CLIENT: Roffey Homes Ltd

PROJECT: 22 Lyndhurst Road, Worthing

TITLE: Proposed Drainage and Levels Layout Plan

DRAWN	DATE	PROJECT NO.
M Pacifico	Nov 2022	22795
ENGINEER	CHECKED	DRG. No. / REV.
K Hodge		401 D

SCALE: 1:200 @ A1