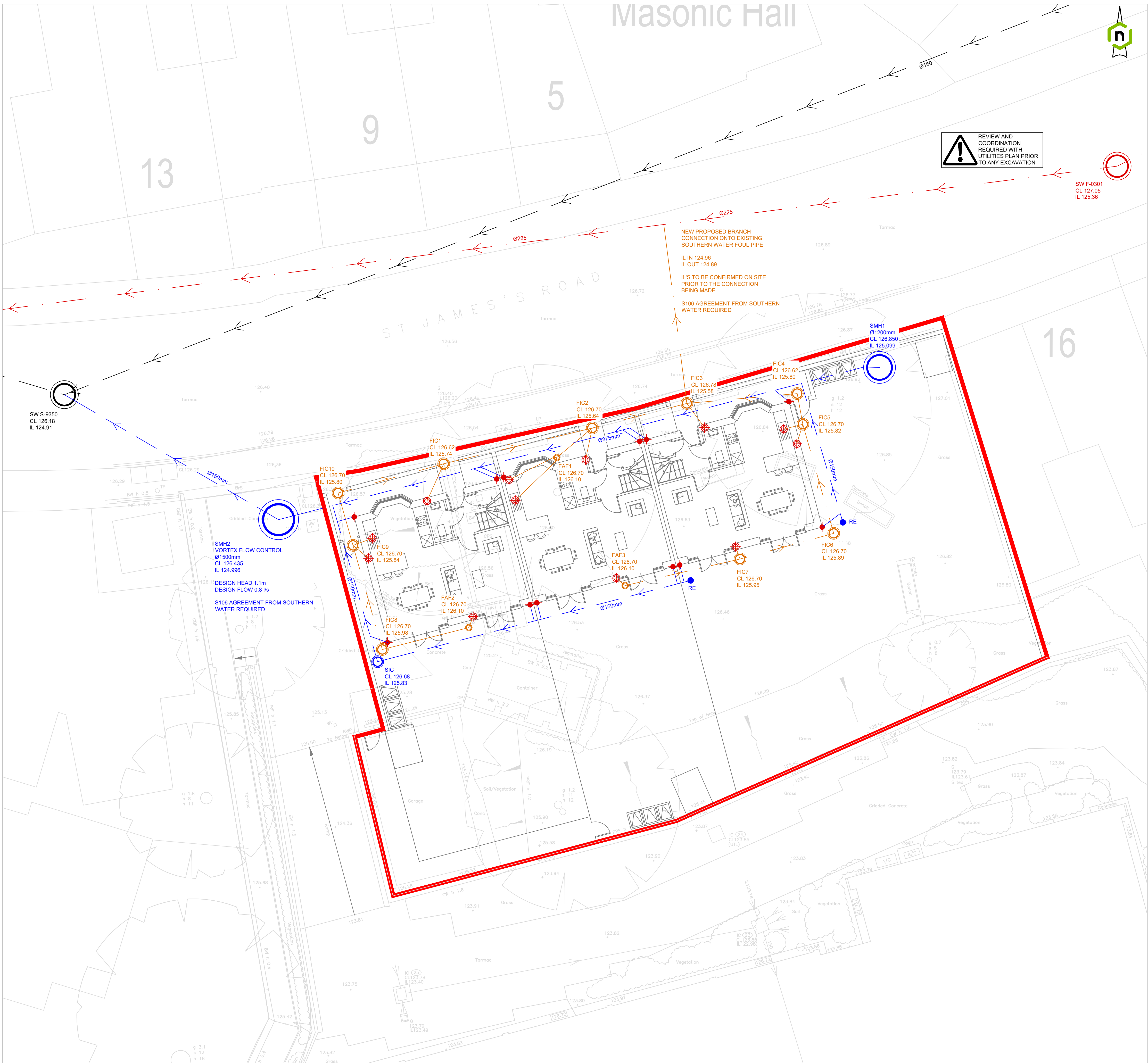




REVIEW AND
COORDINATION
REQUIRED WITH
UTILITIES PLAN PRIOR
TO ANY EXCAVATION

NEW PROPOSED BRANCH
CONNECTION ONTO EXISTING
SOUTHERN WATER FOUL PIPE
IL IN 124.96
IL OUT 124.89
IL'S TO BE CONFIRMED ON SITE
PRIOR TO THE CONNECTION
BEING MADE
S106 AGREEMENT FROM SOUTHERN
WATER REQUIRED

SMH2
VORTEX FLOW CONTROL
Ø1500mm
CL 126.435
IL 124.996
DESIGN HEAD 1.1m
DESIGN FLOW 0.8 l/s
S106 AGREEMENT FROM SOUTHERN
WATER REQUIRED

25. WHERE DRAINS PASS UNDER ROADS AND DRIVES, THE FINAL COMPACTION SHOULD BE SUFFICIENT TO PREVENT LATER SETTLEMENT.
26. ALL MANHOLE AND DRAINAGE CHANNEL COVERS SHALL COMPLY WITH BS EN124. NON-VENTILATING WITH CLOSED KEYWAYS. COVER STRENGTHS TO BE:
- CLASS D400 IN HEAVILY TRAFFICKED AREAS (ACCESS ROADS, ETC.) EXCEPT ON DEMARCATION CHAMBERS.
 - CLASS C250 IN LIGHTLY TRAFFICKED AREAS (CAR PARKS ETC.) - NOT ADOPTABLE.
 - CLASS B125 WITH MIN. 1000MM DEEP FRAME IN LANDSCAPE & NON-TRAFFICKED AREAS (PLANTING, PEDESTRIAN AREAS ETC.) - NOT ADOPTABLE.
27. DEMARCATION CHAMBERS TO BE MIN Ø600mm.
28. COVER LEVELS FOR MANHOLES WITHIN EXTERNAL AREAS ARE APPROXIMATE SHOULD BE CHECKED WITH THE LAYOUTS. COVERS SHOULD BE ADJUSTED TO MATCH SURROUNDING FINISH LEVELS.
29. FOR SETTING OUT OF SVP AND RWP, PLEASE REFER TO ARCHITECT'S DRAWING.
30. ACCESS FOR RODDING/JETTING SHALL BE PROVIDED TO ALL SOIL AND RAINWATER DOWNPIPES ABOVE FINISHED FLOOR LEVEL.
31. THRESHOLD DRAINAGE IS REQUIRED WHERE LEVELS FALL TOWARDS THE BUILDING ENTRANCE.
32. INSPECTION AND TESTING SHOULD BE ARRANGED AND CARRIED OUT BEFORE BACKFILLING IN ACCORDANCE WITH THE NHBC / BUILDING REGULATION PART H REQUIREMENTS, TO BE CONFIRMED PRIOR TO CONSTRUCTION. WHEN THE DWELLING IS HANDED OVER, THE SYSTEM MUST BE IN FULL WORKING ORDER AND FREE FROM OBSTRUCTION.
- GENERAL NOTES
1. THIS DRAWING SHOULD NOT BE PRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF LINK ENGINEERING.
2. DO NOT SCALE FROM THIS DRAWING. UNITS ARE IN METRES UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK ALL INFORMATION PROVIDED PRIOR TO COMMENCING WORKS AND SEEK CLARIFICATION FROM THE ENGINEER IN RESPECT TO ANY AMBIGUITIES FOUND.
4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER SCHEME SPECIFIC DRAWINGS & SPECIFICATIONS.
6. BACKGROUND PLAN BASED ON TOPOGRAPHIC SURVEY DATA CREATED BY OTHERS AND SUPPLIED FOR THE PURPOSE OF CARRYING OUR ENGINEERING WORKS. WE CANNOT BE HELD RESPONSIBLE FOR THE CONTENT, COMPLETENESS AND ACCURACY PROVIDED TO US BY OTHERS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.
7. ALL PRIVATE EXTERNAL DRAINAGE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS PART H AND / OR NHBC SECTION 5.3 TO THE RELEVANT PROJECT SPECIFICATION AS DIRECTED BY THE ENGINEER FOR PRIVATE DRAINAGE.
8. FOR DETAILS OF THE GROUND CONDITIONS AND BURIED CONCRETE CLASS, PLEASE REFER TO THE GROUND INVESTIGATION REPORT.
9. SHOULD ANY DEPARTURE FROM THIS PROPOSED INFORMATION BE CONSIDERED, AGREEMENT SHOULD BE SOUGHT FROM THE ENGINEER PRIOR TO IMPLEMENTATION.
10. PIPE MATERIALS SHALL BE AS FOLLOWS:
- DIAMETER
- Ø150mm TO Ø300mm - POLYPIPE POLYSEWER OR CLAYWARE CLASS 120 TO TO BS EN 295 CLASS 160.
 - Ø450mm AND ABOVE - POLYPIPE, RIDGISEWER OR CLASS 120 CONCRETE TO BS EN 591.
- ALTERNATIVE PIPEWORK MAY BE PROPOSED AND IS SUBJECT TO APPROVAL BY THE DESIGN ENGINEER AS APPROPRIATE.
11. ALL PIPE RUNS TO BE LAID WITH FLEXIBLE JOINTS.
12. ALL PIPES ENTERING AND EXITING MANHOLES ARE TO BE CONNECTED AT PIPE SOFFITS LEVELS UNLESS NOTED OTHERWISE. INVERT SPECIFIED ARE OUTGOING (EXCEPT WHERE BACKDROPS ARE PRESENT).
13. THE PRINCIPAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE EXISTING LINE AND INVERT LEVELS OF ANY CONNECTION POINTS FOR BOTH THE FOUL AND STORM WATER SYSTEMS PRIOR TO UNDERTAKING INSTALLATION OF ANY NEW DRAINAGE WORKS. ANY DEVIATION TO THE LEVELS AND POSITIONS INDICATED ON THE DRAWING SHOULD BE BOUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT ENGINEER.
14. ALL FOUL PIPES TO BE MIN Ø100mm AND STORM TO BE MIN Ø150mm UNLESS NOTED OTHERWISE. Ø100mm PIPES ARE TO BE LAID AT A MIN GRADIENT OF 1:80 (MIN 1NO. W/C) AND Ø150mm PIPES ARE TO BE LAID AT A MIN GRADIENT OF 1:150.
15. FIRST FLEXIBLE JOINT IN PIPES ADJACENT TO A MANHOLE SHALL BE A MAXIMUM OF 600mm FROM INSIDE FACE OF MANHOLE, CONNECTING TO ROCKER PIPE.
16. PIPES SHOULD BE FIRMLY SUPPORTED THROUGHOUT THEIR LENGTH WITH APPROPRIATE BEDDING.
17. ALL CONNECTIONS TO BE TURNED IN DIRECTION OF FLOW USING PIPE BENDS WITHIN THE MANHOLE.
18. THE CONTRACTOR IS TO PROTECT EXISTING AND NEW BURIED PIPES (PARTICULARLY SHALLOW PIPES) AND TREE ROOTS FROM DAMAGE CAUSED BY LOADS IMPOSED BY CONSTRUCTION PLANT.
19. BEDDING AND SURROUND TO BE AS FOLLOWS:

DRAINAGE KEY

- FMH
CL 46.000
IL 45.350
Ø150
- EXISTING SOUTHERN WATER (SW) ADOPTABLE FOUL MANHOLE
- SMH
CL 46.000
IL 45.350
Ø150
- EXISTING SW ADOPTABLE FOUL SEWER
- FAF1
CL 126.70
IL 126.10
Ø75
- PROPOSED PRIVATE FOUL WATER DRAIN (150mm DIA UNLESS OTHERWISE STATED)
- FIC1
CL 126.70
IL 125.74
Ø450
- PROPOSED PRIVATE SHALLOW INSPECTION CHAMBER, 250mm SHAFT DIAMETER, UP TO 600mm MAX DEPTH
- SMH1
CL 126.70
IL 125.80
Ø150
- PROPOSED PRIVATE INSPECTION CHAMBER, 450mm SHAFT DIAMETER, UP TO 1.2m MAX DEPTH
- SIC1
CL 126.68
IL 125.83
Ø450
- PROPOSED PRIVATE STORM WATER DRAIN
- RE
- PROPOSED PRIVATE MANHOLE CHAMBER, DIA AS SHOWN, UP TO 1.5m DEPTH TO SOFFIT
- PROPOSED PRIVATE INSPECTION CHAMBER, 450mm SHAFT DIAMETER, UP TO 1.2m DEPTH
- RE
- PRIVATE RODDING EYE. TO BE 600 DEEP
- PROPOSED SOIL VENT PIPE
- PROPOSED RAINWATER CONNECTION

LOCATION	COVER TO SOFFIT	BEDDING
ROADS (HGV)	> 1.2m	CLASS '3' GRANULAR BED AND SURROUND
ROADS (NO HGV)	> 0.9m	CLASS '3' GRANULAR BED AND SURROUND
ROADS (NO HGV)	< 0.9m	CLASS '2' CONCRETE AND SURROUND
HARD & SOFT LANDSCAPING	> 0.6m	CLASS '3' GRANULAR BED AND SURROUND
HARD & SOFT LANDSCAPING	< 0.6m	CLASS '2' CONCRETE AND SURROUND

20. WHERE RIGID PIPES HAVE TO BE ENCASED IN CONCRETE, MOVEMENT JOINTS OF 13mm THICK COMPRESSIBLE BOARD SHOULD BE PROVIDED AROUND THE SPIGOT NEXT TO THE SOCKET, EITHER AT EACH JOINT OR AT NOT MORE THAN 5m INTERVALS.
21. SIDEFILL AND BACKFILL SHOULD BE PLACED AS SOON AS THE PIPES HAVE BEEN BEDDED, JOINTED AND INSPECTED. FOR PROPRIETARY SYSTEMS, SIDEFILLING AND BACKFILLING SHOULD BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. SIDEFILL AND BACKFILL SHOULD BE EITHER:
- WELL GRADED GRANULAR MATERIAL (REF DCG) IN OR WITH 1m OF CARRIAGEWAY
 - OR
 - SELECTED BACKFILL MATERIAL FROM THE TRENCH EXCAVATION, IF FREE FROM:
 - STONES LARGER THAN 40mm
 - CLAY LUMPS LARGER THAN 100mm
 - TIMBER
 - FROZEN MATERIAL
 - VEGETABLE MATTER.
22. GENERAL BACKFILL, NORMALLY THE EXCAVATED MATERIAL FROM THE TRENCH WILL BE SUITABLE FOR BACKFILLING ABOVE THE SELECTED MATERIAL.
23. PLACING BACKFILL: BACKFILL SHOULD BE PLACED IN LAYERS NOT DEEPER THAN 225mm, AND SHOULD BE WELL COMPACTED. MECHANICAL COMPACTING SHOULD ONLY BE USED WHEN COMPACTED BACKFILL IS AT LEAST 450mm ABOVE THE CROWN OF THE PIPE.
24. PIPES PASSING THROUGH SUBSTRUCTURE WALLS SHOULD ACCOMMODATE MOVEMENT. THIS MAY BE ACHIEVED BY:
- A 50mm CLEARANCE ALL ROUND, OR
 - A SLEEVE, WITH 50mm CLEARANCE ALL ROUND AND SUITABLY SEALED
 - IF BUILT IN, CONNECTING ON BOTH SIDES OF THE WALL TO PIPES WITH FLEXIBLE JOINTS LOCATED NOT MORE THAN 150mm

P04	UPDATED TO SUIT LLFA COMMENTS	29.04.26	TA
P03	UPDATED TO SUIT LLFA COMMENTS	29.09.25	TA
P02	UPDATED TO SUIT LLFA COMMENTS	18.06.25	TA
P0	INITIAL ISSUE.	21.03.25	DK
Rev.	Amendments	Date	By

Revisions

Client

Galliard
Homes

Link
ENGINEERING
Find us @ www.linkeng.co.uk

Project
LM3103
East Grinstead

Drawing
PRIVATE DRAINAGE LAYOUT

Scale @ A1
1:100

Drawn
DK

Checked
TA

Rev
P04

Page No
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Sheet
PLANNING (SS)