

DO NOT SCALE OFF THIS DRAWING

GENERAL 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.
- CDM 2015 RESIDUAL RISKS**
1. All areas of live traffic and pedestrian movements shall be subject to appropriate traffic management barriers and signs.
 2. Access points onto live public highway.
 3. Unauthorised access to the site must be prevented at all times
 4. Existing road drainage to be maintained.
 5. Be aware of possible live drainage and safe working during construction.

The Contractor shall assess and implement a safe working system and equipment (PPE) as necessary.

The above residual risks are for non-standard hazards. It is assumed that a competent contractor familiar with the construction of this type of work will be appointed who will be aware of the standard hazards.

DRAINAGE NOTES:

1. All drainage works to be constructed in strict accordance with the Local Authority, Building Regulations, Design and Construction Guidance (published by Water UK & BS EN 752.

Any existing drainage found crossing the site is to be investigated, and if found to be 'live', it should be diverted in consultation with Thakeham.

3. For location and setting out of building drainage points refer to architects drawings.

4. All pipe runs near buildings to comply with the Building Regulations 2015 part H1. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN3 concrete.

5. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN3 concrete encasement (150mm thick).

6. Where a pipe, under a carriageway, has a depth of cover of less than 1.2m the pipe shall be laid in a concrete bed and surround.

7. Where a pipe, under a vehicular area other than a carriageway has a depth of cover if less than 0.9m the pipe shall be protected with a concrete slab set above it.

8. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided; compressible boards (fibroboard 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 38mm for pipes over 450mm nominal diameter.

9. All private building drainage shall be constructed in strict accordance with BS EN 752. Foul drainage beneath the floor slab shall be laid, shall be laid no flatter than 1:40. Unless otherwise specified below ground building drainage external to the building shall be 100mm diameter and shall be laid at a minimum gradient of (<1% = 1 in 40) 1% = 1 in 80) for foul drains and 1 in 80 for surface water drains.

10. All building drains shall be laid in conjunction with 'non adoptive bedding details' (class d, n or u) unless otherwise specified.

11. All pipes, bends and junction for private building drainage shall be UPVC conforming to BS4660, BS EN13598 and BS EN1401 as appropriate and shall be laid in accordance with the manufacturer's specification.

12. All pipes, bends and junction materials for adoptable drainage shall be UPVC compliant with Clause E2.21 of Design and Construction Guidance for Foul and Surface Water Sewers, Sector Guidance Appendix C, June 2022. These should conform to BS4660, BS EN13598 and BS EN1401 as appropriate and shall be laid in accordance with the manufacturer's specification.

13. All back inlet gullies to be roddable or connected to inspection chambers.

14. All gully connections other than at manholes to be 'Y' junctions.

15. All road gully connections to be 150mm diameter.

16. All stub stacks to be fitted with air admittance valves where branch drain exceeds 12m except at the head of the run. Soil vent pipes located at the head of a run to terminate to fresh air.

17. No low point shall be without a method of drainage.

18. All connections to be soffit to soffit unless otherwise noted.

19. All concrete and concrete products to be in accordance with BRE 363 for sulphates.

20. The locations of all building drainage points shall be cross referenced against the architects drawings during setting out and any discrepancies reported immediately.

21. Before connections are made to existing public sewers an application under S106 must be made to relevant sewerage undertaker.

22. The precise depth and location and size of existing pipes, watercourses or manholes where connections or diversion are proposed must be confirmed and reported to the engineer before works commence on site.

23. Any existing drains to be abandoned to be decommissioned in accordance with the Building Regulations by either grubbing, infilling or sealing.

24. Should ground water be encountered on site during construction Thakeham shall be informed to determine if additional measures are required.

25. The drainage system shall be fully completed on completion of the project using methods that ensure pollution off site does not occur.

22. Any existing land drains severed during construction shall be reinstated.

AD1	ISSUED FOR APPROVAL	VD	1	PJ	SB	22/07/2026
Rev	Comment	By	Chkd	Appr	Date	

Revision History

APPROVAL

CALA HOMES SOUTHERN

robert west
proesgroup
1 Paris Garden
London
SE1 1ND
t: 0203 773 7880
www.robertwest.co.uk

Project
**FOXHOLE FARMS
BOLNEY**

Drawing Title
**MANHOLE SCHEDULE
SHEET 1**

RWCL Internal Register reference: 5968-003 Scales @ A1

118-A01

Proposed Foul Drainage (Northern Parcel)								
MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
F1	13500	Type C	D400	37.133	35.724	1.259	525979.083	123129.793
F2	13500	Type C	D400	36.274	34.900	1.224	525922.531	123130.451
F3	13500	Type C	D400	36.153	34.700	1.303	525912.898	123125.266
F4	13500	Type C	D400	35.954	34.444	1.359	525915.181	123106.000
F5	13500	Type C	D400	35.689	34.204	1.335	525926.361	123082.362
F6	12000	Type B	D400	35.550	33.086	2.334	525939.941	123073.425
F7	12000	Type B	D400	34.954	32.941	1.864	525937.800	123054.872
F8	13500	Type C	D400	33.851	32.282	1.419	525916.945	123015.558
F9	13500	Type C	D400	33.273	31.880	1.243	525888.707	123031.002
F10	12000	Type B	D400	33.346	31.645	1.551	525875.107	123057.134
F11	12000	Type B	D400	33.589	31.363	2.076	525861.144	123087.897
F12	12000	Type B	D400	33.116	31.149	1.817	525838.370	123099.822
F13	12000	Type B	D400	32.704	30.230	2.324	525826.302	123100.162
F14	12000	Type B	D400	32.750	30.154	2.446	525826.614	123111.606
F15	13500	Type C	D400	38.824	37.545	1.129	526044.655	122966.930
F16	13500	Type C	D400	37.718	36.120	1.448	526047.581	122984.852
F17	13500	Type C	D400	35.787	34.250	1.387	526047.724	123027.479
F18	12000	Type C	D400	35.510	33.866	1.494	526046.448	123070.562
F19	12000	Type B	D400	36.128	33.413	2.566	525991.821	123070.407
F21	13500	Type C	D400	35.872	34.675	1.047	525992.445	123039.094
F22	13500	Type C	D400	38.154	36.820	1.184	525990.720	122963.354
F23	13500	Type C	D400	37.603	36.258	1.195	525998.833	122977.938
F24	13500	Type C	D400	36.913	35.563	1.200	525985.179	122985.966
F25	13500	Type C	D400	35.812	34.462	1.200	525959.980	122992.888
F28	12000	Type C	D400	33.951	32.917	0.884	525986.760	122972.167
F29	13500	Type C	D400	33.987	32.353	1.474	525920.947	123010.447

Proposed Foul Drainage (Southern Parcel)								
MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
F34	12000	Type B	D400	33.336	31.280	1.906	525793.614	122683.100
F35	12000	Type B	D400	30.897	28.810	1.937	525791.729	122638.931
F36	12000	Type B	D400	27.600	25.564	1.886	525788.178	122584.096
F37	13500	Type C	D400	29.009	27.460	1.399	525788.007	122610.562
F38	12000	Type B	D400	27.398	24.918	2.331	525808.405	122583.129
F39	13500	Type C	D400	26.390	24.740	1.500	525806.862	122561.925
F40	13500	Type C	D400	25.334	23.940	1.244	525797.708	122537.979
F41	13500	Type C	D400	24.590	23.080	1.270	525796.012	122518.647
F42	13500	Type C	D400	23.639	22.080	1.409	525800.384	122493.556
F43	12000	Type B	D400	23.224	20.802	2.272	525807.300	122400.317
F44	12000	Type B	D400	22.894	20.630	2.114	525808.358	122440.095
F45	12000	Type B	D400	22.453	18.041	4.186	525805.394	122425.420
F46	13500	Type C	D400	35.762	34.430	1.182	525833.086	122682.024
F47	13500	Type C	D400	34.949	33.760	1.039	525917.825	122677.016
F48	13500	Type C	D400	34.082	32.680	1.252	525908.919	122666.178
F49	13500	Type C	D400	32.820	31.570	1.200	525902.585	122647.590
F50	13500	Type C	D400	32.184	30.770	1.254	525899.690	122636.962
F51	13500	Type C	D400	31.206	29.695	1.361	525847.094	122633.509
F52	13500	Type C	D400	30.063	28.580	1.333	525820.907	122628.400
F53	13500	Type C	D400	28.874	27.520	1.204	525808.080	122610.586
F56	12000	Type B	D400	27.484	25.201	2.333	525816.551	122588.997
F57	13500	Type C	D400	24.694	23.736	0.808	525758.302	122523.371
F58	13500	Type C	D400	24.648	23.180	1.318	525789.627	122522.410
F61	13500	Type C	D400	24.985	23.635	1.200	525863.538	122533.511
F63	12000	Type B	D400	23.136	21.260	1.726	525881.769	122465.149
F64	12000	Type B	D400	23.083	21.121	1.782	525847.133	122461.352
F65	12000	Type B	D400	23.251	20.864	2.238	525816.257	122462.598
F69	13500	Type C	D400	33.688	32.338	1.200	525846.740	122678.801
F70	12000	Type B	D400	27.216	25.866	1.200	525831.007	122583.557

Proposed Surface Drainage (Northern Parcel)								
MH NO.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
S39	13500	Type C	D400	37.071	35.571	1.200	525979.209	123127.240
S40	13500	Type C	D400	36.258	34.630	1.328	525924.969	123128.864
S41	13500	Type C	D400	36.091	34.420	1.371	525916.070	123124.802
S42	13500	Type C	D400	35.853	34.145	1.333	525918.933	123105.884
S43	13500	Type C	D400	35.613	33.765	1.398	525928.992	123083.445
S44	13500	Type B	D400	35.553	32.550	2.553	525938.084	123076.597
S45	13500	Type B	D400	33.816	31.851	1.711	525914.698	123016.614
S46	15000	Type B	D400	33.323	30.820	1.903	525889.812	123032.928
S47	15000	Type B	D400	33.342	30.700	2.042	525880.549	123051.539
S51	15000	Type C	D400	33.696	32.266	1.130	525861.244	123094.203
S54	13500	Type B	D400	34.936	32.305	2.181	525936.143	123056.078
S55	13500	Type C	D400	38.750	37.220	1.155	525988.212	122955.027
S56	13500	Type C	D400	37.631	36.177	1.079	526002.434	122977.802
S57	13500	Type C	D400	36.952	35.450	1.127	525988.397	122987.514
S58	13500	Type C	D400	35.830	34.005	1.375	525962.621	122994.801
S59	15000	Type B	D400	33.912	31.814	1.574	525914.378	122992.039
S60	15000	Type B	D400	34.294	31.610	2.159	525986.895	122964.229
S61	15000	Type B	D400	33.317	31.140	1.652	525870.280	122981.046
S63	13500	Type C	D400	39.682	38.260	1.197	525803.713	122939.960
S64	13500	Type C	D400	39.369	37.679	1.465	526053.578	122950.728
S65	12000	Type B	D400	38.989	37.105	1.584	526047.175	122960.767
S66	13500	Type C	D400	38.175	36.725	1.150	526016.058	122965.867
S67	13500	Type B	D400	36.278	34.182	1.796	526001.446	123006.980
S68	15000	Type C	B125	35.608	33.850	1.383	526050.858	123073.928
S69	13500	Type B	D400	36.211	33.611	2.225	525993.907	123072.767
S70	13500	Type C	D400	35.918	34.440	1.178	525993.817	123037.215
S72	21000	Type C	B125	32.000	30.510	1.190	525778.203	123021.954
S73	21000	Type C	B125	31.200	30.030	0.870	525759.137	123009.864
S93	15000	Type C	D400	32.833	31.431	1.026	525832.158	123097.062
S94	15000	Type B	D400	34.254	31.979	1.750	525827.494	123013.048
S48CP	15000	CATCHPIT	D400	32.150	30.595	0.955	525832.081	123025.524
S52 CP	15000	CATCHPIT	D400	32.226	30.945	0.831	525814.312	123097.718
S71 CP	15000	CATCHPIT	B125	32.200	30.653	0.872	525838.864	122990.789
S83 OC	15000	CATCHPIT	B125	35.345	34.180	0.790	526067.111	123071.754
S92 CP	13500	CATCHPIT	B125	32.511	31.799	0.412	525852.621	123107.337