



- STANDARD DRAINAGE NOTES
- DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
 - ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
 - ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
 - BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 - ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
 - COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
 - ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA
 - ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
 - ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
 - ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
 - ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
 - 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.
 - STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
 - IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
 - NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
 - ALL EXISTING MANHOLE COVERS, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
 - UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM SATISFACTORY INSTALLATION
 - MANHOLE AND CHAMBER COVER GRADES:

- 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
- 'B125' IN ALL DRIVEWAYS
- 'C250' IN PRIVATE PARKING AREAS
- 'D400' IN CARRIAGEWAY/ACCESS ROAD

DRAINAGE LEGEND

EXISTING FEATURES

- Ex SWD Existing culverted watercourse

PROPOSED FEATURES

- Pipe crossing (thickening denotes pipe above)
- Foul Drainage
- Surface Water Drainage
- ACO Channel drain

- Rainwater pipe
- Storm water inspection chamber
- Storm water catchpit chamber
- Soil stack (type TBC by architect/m&e engineer)
- Foul water inspection chamber (4500)
- Pipe info - diameter, length, gradient, bedding type
- Proposed surface level

ABBREVIATIONS

- MH - MANHOLE
- IC - INSPECTION CHAMBER
- AC - ACCESS CHAMBER
- CP - CATCHPIT
- BC - BRAKE CHAMBER
- RE - RODDING EYE
- IL - INVERT LEVEL
- SL - SUMP LEVEL
- RA - RESTRICTED ACCESS COVER
- CL - COVER LEVEL
- TL - TOP OF CELLULAR SA
- BL - BASE OF CELLULAR SA
- FL - FORMATION LEVEL

Prefix to drawing numbers shall signify the following:-

- PL = PLANNING **Shall not be used for contract or construction purposes**
- P = PRELIMINARY **Shall not be used for contract or construction purposes**
- T = TENDER **Shall not be used for construction purposes**
- C = CONSTRUCTION These are the only drawings that shall be used for construction purposes
- R = RECORD Record of actual completed work

P1	06.12.24	REVISED TREATMENT PLANT	LH	CS	CS
P	25.09.24	PRELIMINARY ISSUE	LH	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

Consulting Civil Engineers							
CLIENT	JOHN LANGRAN						
ARCHITECT	-						
JOB TITLE	BRIDGERS FARM, HURSTPIERPOINT BN6 9HA						
DRAWING TITLE	DRAINAGE LAYOUT						
DRAWN	LH	ENGINEER	TZ	CHECKED	CS	APPROVED	CS
DATE	SEPTEMBER 2024		SCALE @ A1	1:100			
JOB NO.	C3270	STATUS	P	DRAWING No.	101	REV.	P1

PRELIMINARY

Site Specific Notes

- The proposed scheme consists of the change of use of existing buildings and the construction of replacement buildings for form flexible commercial use.
- The British Geological survey confirms the bedrock geology to be made up of Weald Clay Formation and the superficial deposits to be made up of River Terrace Deposits.
- The SoilScape information from the LandIS website confirms the soils to have impeded drainage.
- It is proposed that all surface water runoff from roof areas are to be discharged into an existing culverted watercourse at a restricted rate of 2.0l/s. Hard paved areas are to be constructed from a permeable pavement to allow them to freely discharge to ground via infiltration.
- The foul water is to be treated on site. All treated effluent is to then be discharged into the existing watercourse alongside the surface water.
- Ordinary Watercourse Consent is required from WSCC in order to discharge surface and foul water runoff.
- Further investigations are required to confirm the precense and depth of the existing culvert. Should a connection not be viable, then the existing watercourse located on the opposite side of Langton Lane is to be utilised.

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
ORDINARY WATERCOURSE APPROVAL
LOCATION AND DEPTH OF EXISTING UTILITIES
RWP + SVP POSITIONS ASSUMED - TBC