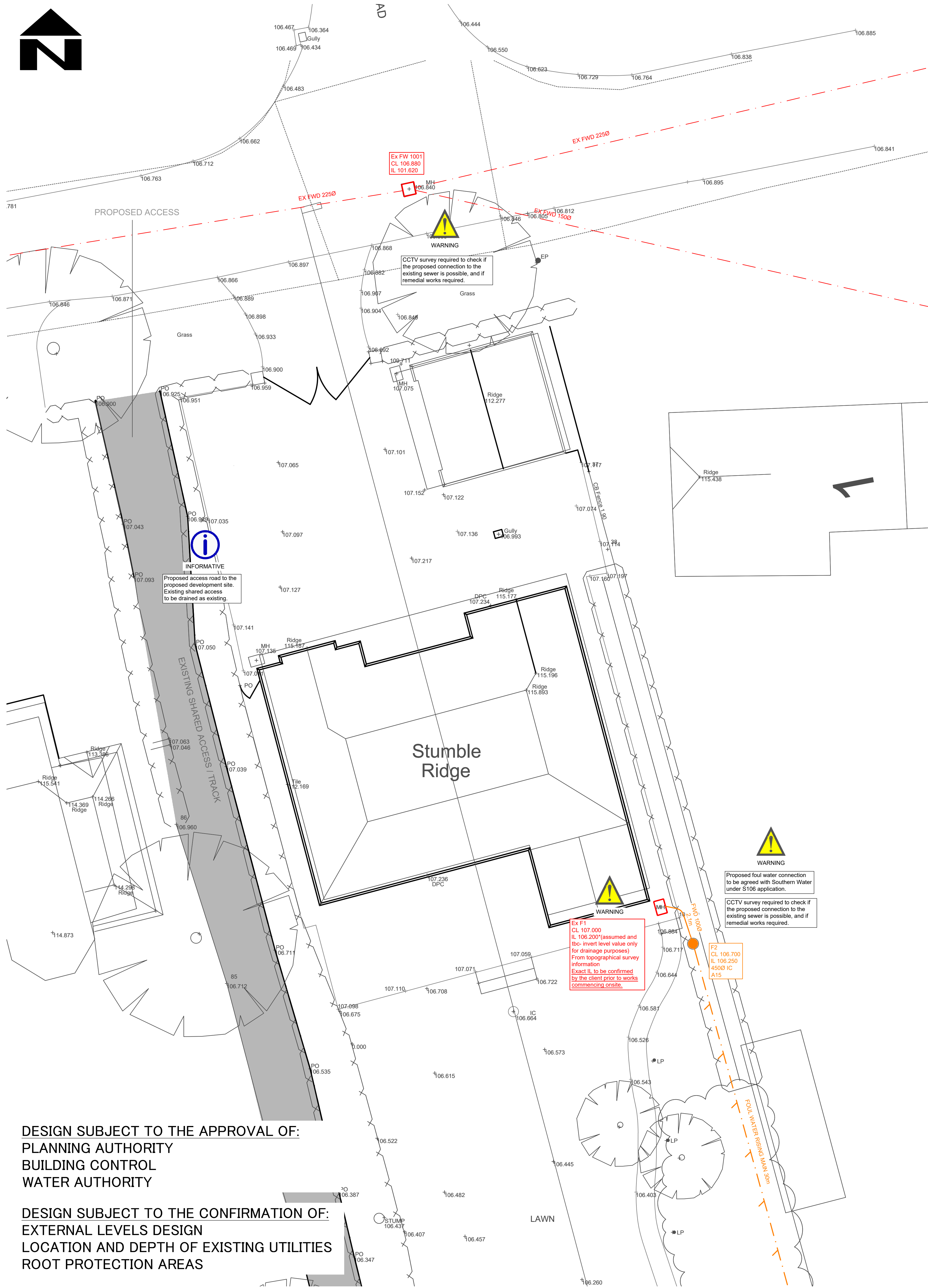
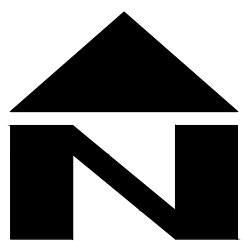




DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
WATER AUTHORITY

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
LOCATION AND DEPTH OF EXISTING UTILITIES
ROOT PROTECTION AREAS

DRAINAGE LEGEND

EXISTING FEATURES

Ex FWD Existing foul water sewer/drain and manhole (as taken from Southern Water Asset Plan and information provided from site)

PROPOSED FEATURES

FWD Foul Drainage
Pipe crossing (thickening denotes pipe above)
SWD Surface Water Drainage
ACO/Threshold/Slot drain channel
Rainwater pipe (as taken from Scandia-hus 'Proposed Drainage Information' ref no:238872, drawing no:DH1, dated: 8.11.2024)
Storm water access chamber (3000)
Storm water inspection chamber (4500)
Storm water catchpit chamber (4500)
Storm water rodding eye
Extent of permeable surface with porous sub-base lined with permeable geotextile



Proposed Raintains Filter Chamber



Soil stack (as taken from Scandia-hus 'Proposed Drainage Information' ref no:238872, drawing no:DH1, dated: 8.11.2024)



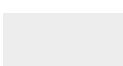
Foul water inspection chamber (4500)



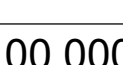
Trapped foul gully



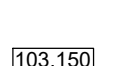
Foul water access chamber (3000)



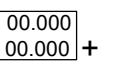
Impermeable private footway construction surface to Client's specifications



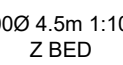
Finished floor level (assumed and tbc by the Architect)



Proposed surface level (indicative only for drainage purposes-tbc at detail design stage)



Proposed surface level and formation level (indicative only for drainage purposes-tbc at detail design stage)



Pipe info - diameter, length, gradient, bedding type



Fall in surface

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
VP - VENTILATION PIPE

Site Specific Notes

- Proposed SW and FW drainage designed based on desktop study, BGS Map viewer website.
- Proposed soakaway and permeable surface construction designed to assumed infiltration rate 5.0x10⁻²m/s.
- The infiltration system has been designed to cater the Critical 1 in 100 year + 45% climate change event.
- Rainwater pipes positioned in close proximity to existing trees should incorporate a Raintains Filter Chamber to ensure that leaves do not obstruct the proposed rainwater harvesting and soakaway tank.
- The proposed rainwater harvesting final size and location to be confirmed at detailed design stage.
- Drainage layout subject to external levels design by others.
- Driveway construction to Client's and manufacturer specification.
- The proposed foul water drainage to be discharged into the existing foul water manhole located onsite. This connection to be agreed under S106 Southern Water application.
- All external levels to be designed by others. All surface levels shown for drainage purposes only. All the proposed external levels to be agreed prior construction.

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 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 WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE 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

Prefixed 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

P-	25.11.24	PRELIMINARY ISSUE	MR	TZ	CS
REV	DATE	DESCRIPTION	BY	CHK	APP
CLIENT STEVE BAKER					
ARCHITECT SCANDIA-HUS					
JOB TITLE LAND REAR OF STUMBLE RIDGE, BALCOMBE, RH17 6LR					
DRAWING TITLE PROPOSED DRAINAGE STRATEGY SHEET 2 OF 2					
DRAWN	ENGINEER	CHECKED	APPROVED		
MR	TZ	TZ	CS		
DATE	NOVEMBER 2024	SCALE @ A1	1:100		
JOB NO.	C3415	STATUS	PL	DRAWING No.	102
REV.					PL-

FOR PLANNING