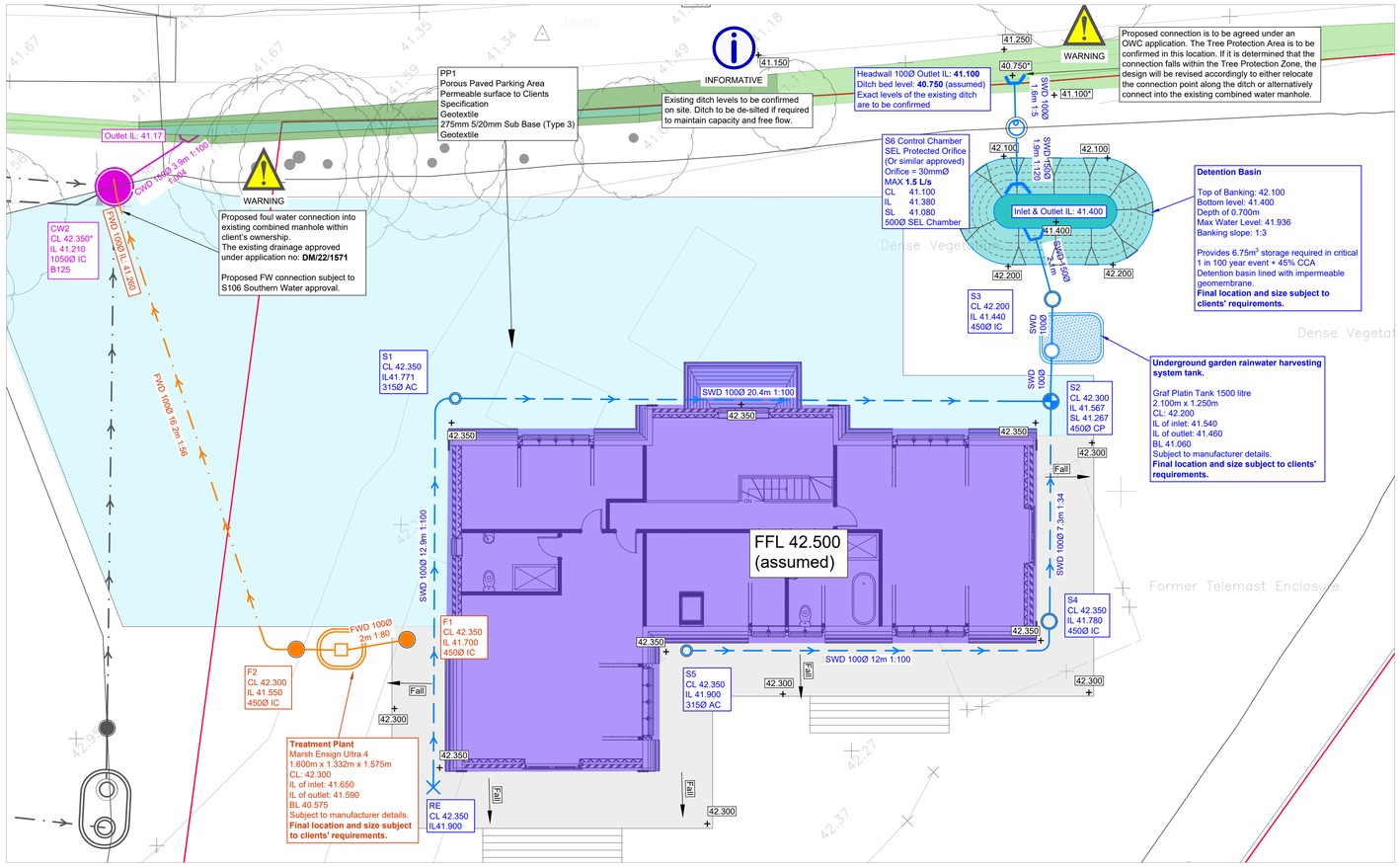
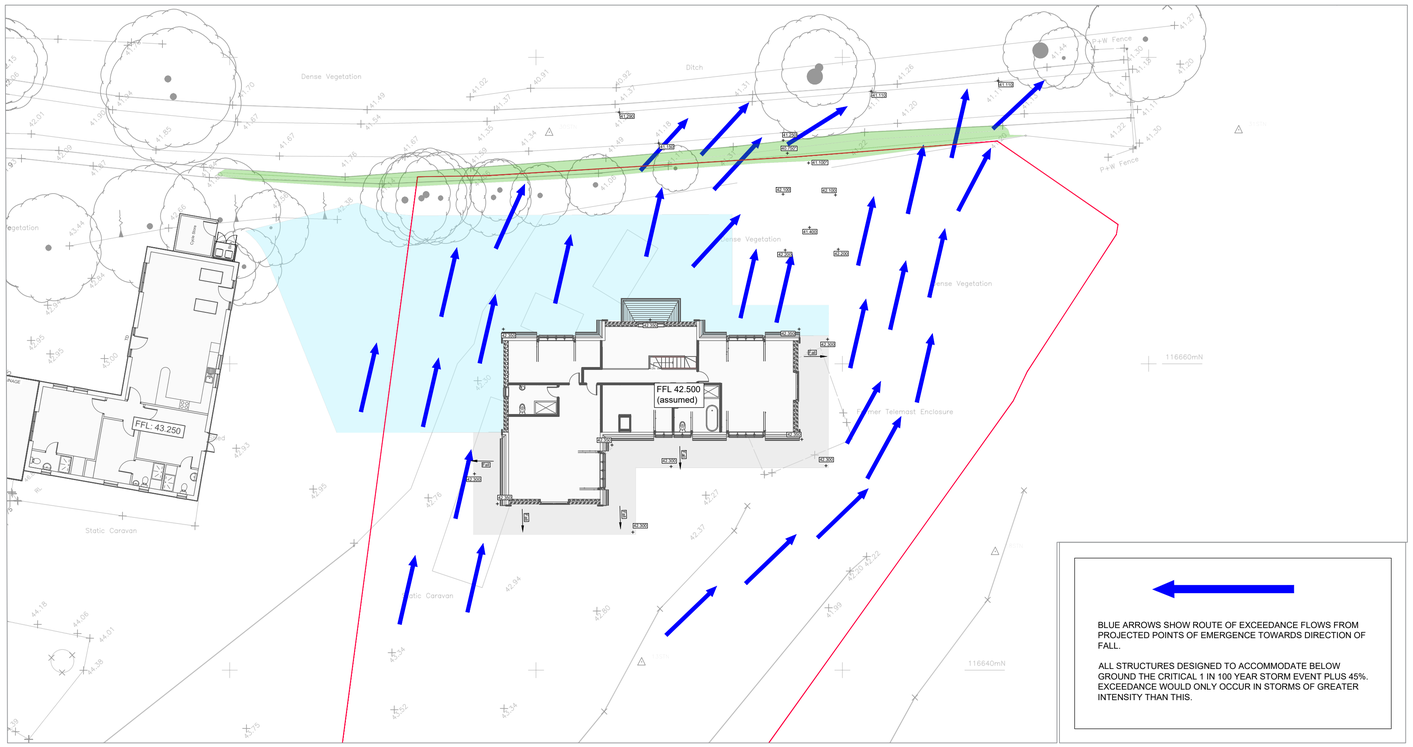


PROPOSED DRAINAGE STRATEGY (scale 1:100)



EXCEEDANCE FLOW ROUTES (scale 1:200)

DRAINAGE LEGEND

EXISTING FEATURES

- Existing foul/ storm water 'as built' drainage from neighboring site
- Existing combined water manhole from neighboring site

PROPOSED FEATURES

- SWD — Surface Water Drainage
- Storm water access chamber (300Ø)
- Storm water inspection chamber (450Ø)
- Storm water catchpit chamber (450Ø)
- Storm water rodding eye
- Storm water orifice flow control chamber (500Ø)
- 41.250 + — Proposed surface level (shown indicatively only for drainage purposes)
- 41.340* + — Assumed surface level of the ditch-tbc (shown indicatively only for drainage purposes)
- 00.000 — Finished floor level- assumed, tbc by the Architect
- 100Ø 4.5m 1:100 Z BED — Pipe info - diameter, length, gradient, bedding type

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

- Site Boundary (as taken from M.J. Humphrey Ltd 'Site Plan February 2025' draw no: 2025/20)
- Proposed roof area **0.018 ha**
- Extent of permeable paving with porous sub-base
- Proposed Footpath

Site Specific Notes

1. Proposed surface and foul water drainage strategy has been designed based on available data from the BGS Map Viewer and the existing drainage design approved under application reference: DM/22/1571
2. Proposed detention basin storage volume and flow control are designed to the critical 1 in 100 year storm event plus an allowance of 45% for the predicted effects of climate change.
3. Surface water flow discharge rate from the new development area has been restricted to 1.5 l/s, reflecting the greenfield runoff rate for the site for the 1-in-1-year rainfall event
4. Proposed storm water connection into the existing ditch is to be agreed under OWC application.
5. Proposed foul water connection is to be agreed under S106 application with Southern Water.

STANDARD DRAINAGE NOTES

1. DO NOT SCALE FROM THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
5. 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.
6. 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.
7. COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
8. ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA
9. 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.
10. 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.
11. 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.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
13. 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.
14. 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.
15. 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.
16. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVER'S, GULLIES, ETC, ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
19. 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
20. PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
21. 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

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

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

FOR PLANNING ONLY

REV	DATE	DESCRIPTION	BY	CHK	APP
PL1	10.12.25	UPDATED TO NEW SITE PLAN	KCK	CS	CS
P-	24.10.25	PRELIMINARY ISSUE	MR	CS	CS

cgs civils
Consulting Civil Engineers

CLIENT: HEATHLAND HURSTPIERPOINT LTD

ARCHITECT: M.J. HUMPHREY LTD

JOB TITLE: LAND ADJACENT TO THE MEADOW LITTLE PARK LANE , HURSTPIERPOINT

DRAWING TITLE: PROPOSED DRAINAGE STRATEGY & EXCEEDANCE FLOW ROUTES

DRAWN	ENGINEER	CHECKED	APPROVED
MR	CS	CS	CS

DATE	SCALE @ A1
OCTOBER 2025	AS SHOWN

JOB No.	STATUS	DRAWING No.	REV.
C1900A	PL	101	PL1