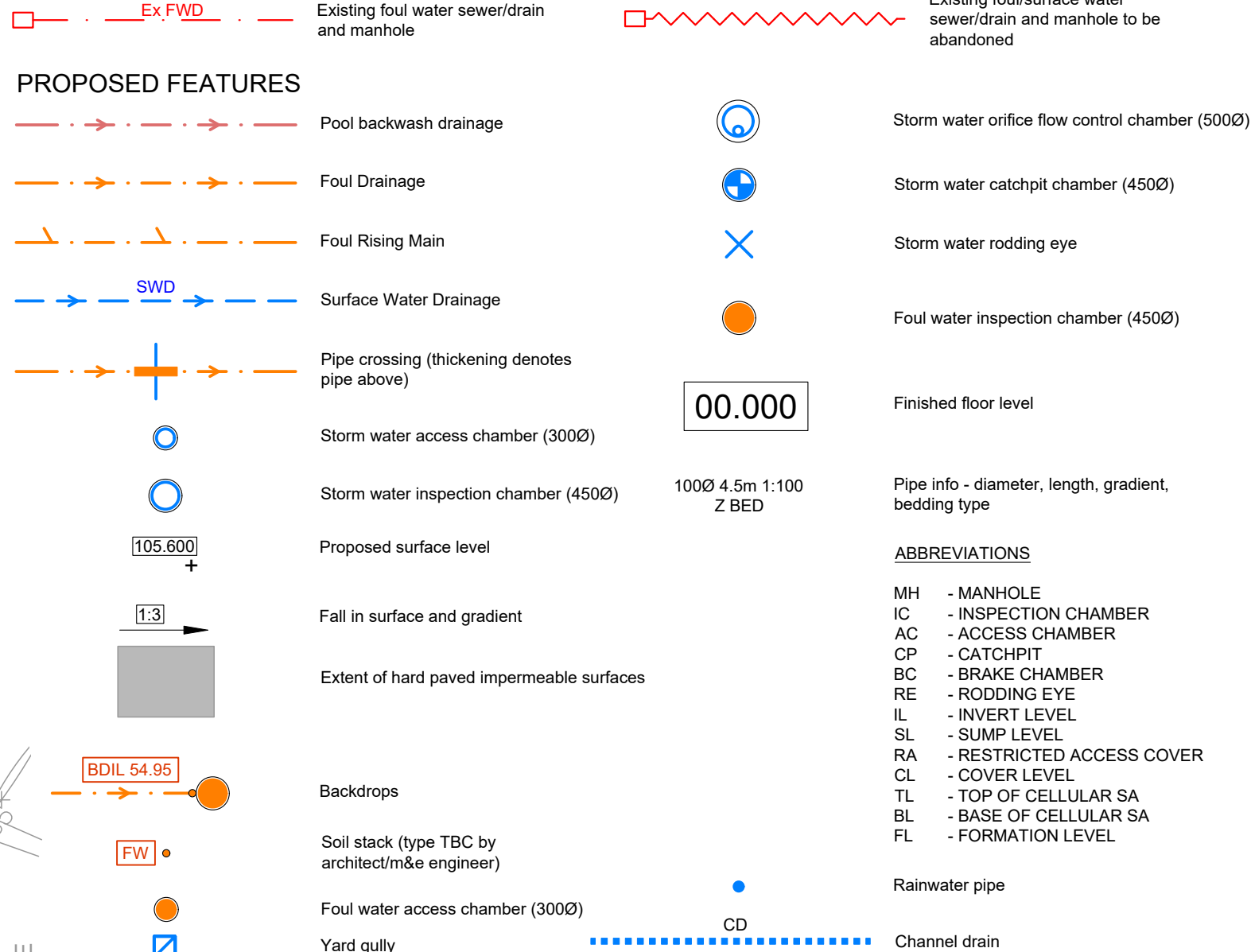


DRAINAGE LEGEND

EXISTING FEATURES



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 SEWERS 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 (SWIS 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 DRAWINGS 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 COVER'S, 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.
- PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
- 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-	22.04.26	PRELIMINARY ISSUE	LH	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

cgs
civils
Consulting Civil Engineers

CLIENT	MR & MRS ROFF				
ARCHITECT	SCANDIA-HUS LTD				
JOB TITLE	THE BROOK CRAWLEY DOWN				
DRAWING TITLE	DRAINAGE DESIGN				
DRAWN	LH	ENGINEER	C SLADE	CHECKED	CS
DATE	APRIL 2026		SCALE @ A1 1:100		
JOB No.	C4004	STATUS	P	DRAWING No.	101
REV.					1

PRELIMINARY

Site Specific Notes

- The proposed scheme consists of the demolition of an existing dwelling followed by the construction of a replacement dwelling.
- The underlying geology is noted to be sandy clay. Onsite infiltration testing failed. The existing drainage network is noted to discharge into an existing septic tank which then discharges towards the east and is understood to connect into the watercourse.
- The surface water runoff will discharge to the existing drainage network at a restricted rate of 1.0l/s. The surface water network will make use of a detention basin which has been designed to cater for the 1 in 100-year +45% CCA + 10% urban creep.
- The foul water is to be treated on site via a package treatment plant prior to utilising the existing discharge from the septic tank which is understood to discharge into the watercourse to the east.
- The foul water runoff from the plant room and pool backwash is in abeyance and is to be confirmed following correspondence with an appointed pool manufacturer and CGS Civils Ltd.

EXFWMH7
CL 106.460
IL UNK
Taken from Eyes On
Drainage CCTV
Survey

Existing Drainage from
outbuilding to be retained

Detention Basin
Top of banking: 105.600 - 105.110
Inlet pipes 1500 IL 104.460
Basin base Level: 104.460
Depth 0.650m
A storage volume of 26.8 m³ is provided to accommodate the Designed to 1 in 100-year storm event, including a 45% allowance for climate change

Existing Drainage from
outbuilding to be retained

F1
CL 106.760
IL 106.280
4500 IC
To replace
existing manhole

S3
CL 106.710
IL 105.929 (1000)
IL 105.979 (1500)
4500 IC

FWIL 106.164
SWIL 105.804

INC IL 106.089

FWIL 105.960
SWIL 105.712

F7
CL 106.710
IL 106.203
4500 IC

F8
CL 106.710
IL 106.260
3000 AC

S4
CL 106.440
IL 105.641 (1000)
IL 105.591 (1500)
SL 105.291
4500 CP

IP1
Marsh Ultra Polylok Package
Sewage Treatment Plant
CL 104.630
IL in 103.980
IL Out 103.916
BL 102.580

F5
CL 104.020
IL TBC
4500 IC

Existing septic tank outlet discharge location TBC.
Further investigation required to determine. Proposed
foul and surface water discharge to re-use existing
outfall subject to location and condition.

EXISTING SEPTIC TANK TO BE
DISCONNECTED, BROKEN
DOWN AND DISPOSED OFF
SITE. NEW TREATMENT PLANT
TO BE INSTALLED WITHIN PIT
PRIOR TO BACKFILL

F6
CL 106.040
IL 105.400
4500 IC

F9
CL 106.600
IL 106.100
4500 IC

To replace
existing
manhole

Ex FWD 1000

FWIL 106.164
SWIL 105.804

FWIL 105.960
SWIL 105.712

FWIL 106.164
SWIL 105.804

FWIL 105.960
SWIL 105.712

FWIL 106.164
SWIL 105.804

FWIL 105.960
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SWIL 105.804

FWIL 105.960
SWIL 105.712

FWIL 106.164
SWIL 105.804

FWIL 105.960
SWIL 105.712

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
GROUNDWATER DEPTH
ROOT PROTECTION AREAS

DESIGN SUBJECT TO THE APPROVAL OF:
BUILDING CONTROL