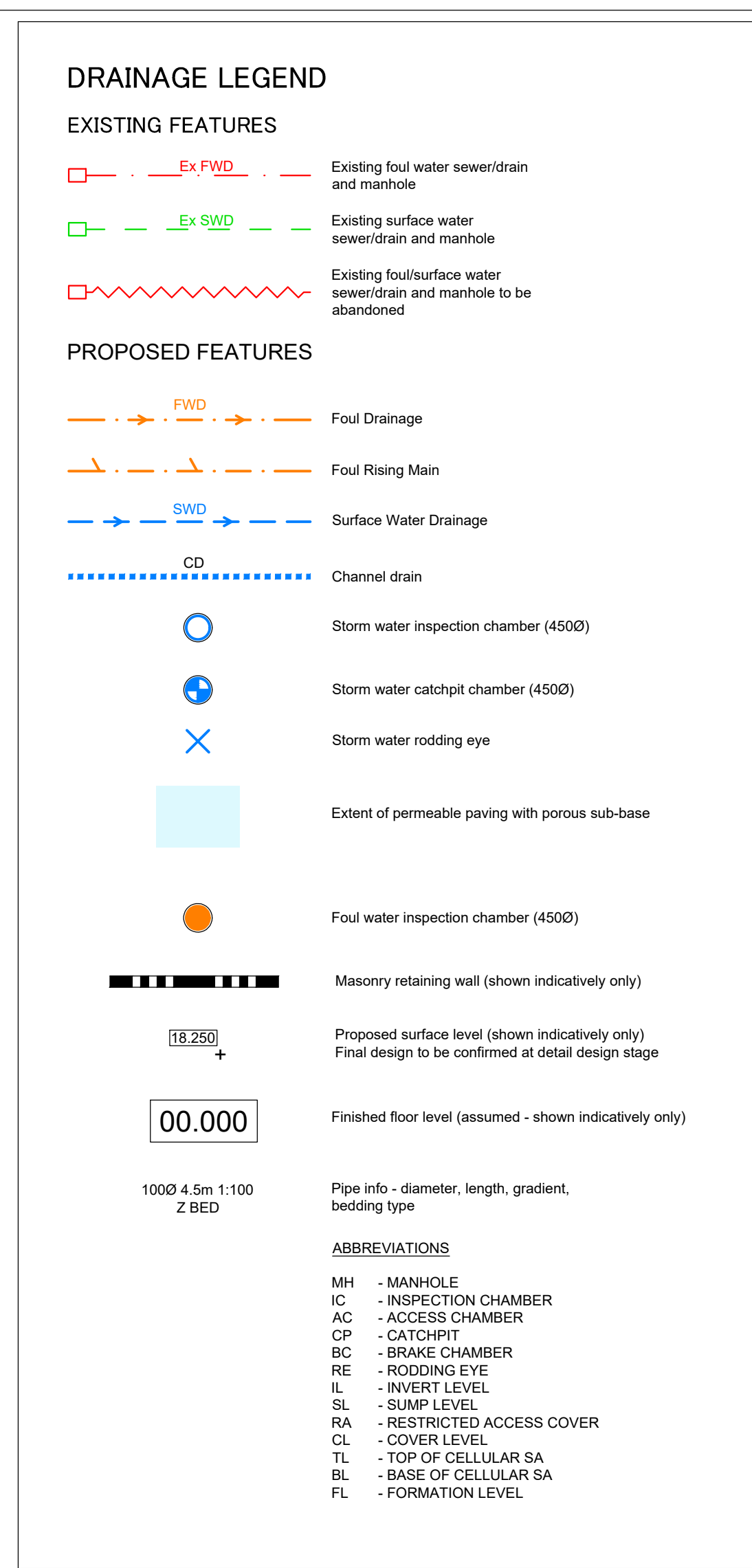




- STANDARD DRAINAGE NOTES
1. DO NOT SCALE FROM THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
  2. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
  3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
  4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT A RELOCATION CAN BE COMPLETED 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 ALL 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 CLEARLY INFORMED 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 S1 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 EN214, UNLESS OTHERWISE STATED.
  11. ALL ADAPTABLE 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.
  12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATION 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 WORKS.
  14. SUB CONNECTIONS TO ADAPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY SURVEYOR'S PIPES. ALL 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 ADAPTABLE AREAS AND VICE VERSA.
  17. ALL EXISTING MANHOLE COVERS, 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 PRODUCE FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION
  20. 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

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

DESIGN SUBJECT TO THE CONFIRMATION OF:  
EXTERNAL LEVELS DESIGN BY OTHERS  
SECTION 106 APPLICATION  
LOCATION AND DEPTH OF EXISTING UTILITIES  
ROOT PROTECTION AREAS

|                                                           |                                                                          |
|-----------------------------------------------------------|--------------------------------------------------------------------------|
| 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-  | 14.10.24 | PRELIMINARY ISSUE | TZ | CS  | CS  |
| REV | DATE     | DESCRIPTION       | BY | CHK | APP |

|                                                                                                                     |                |                     |                |
|---------------------------------------------------------------------------------------------------------------------|----------------|---------------------|----------------|
| <br>Consulting Civil Engineers |                |                     |                |
| CLIENT<br>WESTCOAST DEVELOPMENTS                                                                                    |                |                     |                |
| ARCHITECT<br>UAN ARCHITECTURE                                                                                       |                |                     |                |
| JOB TITLE<br>PRINCE ALBERT, COPHTHORNE BANK<br>COPHTHORNE, CRAWLEY, RH10 3QX                                        |                |                     |                |
| DRAWING TITLE<br>PROPOSED SW & FW<br>DRAINAGE PLAN SHEET 1                                                          |                |                     |                |
| DRAWN<br>TZ                                                                                                         | ENGINEER<br>TZ | CHECKED<br>CS       | APPROVED<br>CS |
| DATE<br>SEPT 2024                                                                                                   |                | SCALE @ A1<br>1:100 |                |
| JOB No.<br>C3261                                                                                                    | STATUS<br>P    | DRAWING No.<br>201  | REV.<br>P-     |

FOR PLANNING ONLY

| Site Specific Note |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                 | The proposed surface water runoff design is based on a desktop study and an assumed infiltration rate. Based on the CCTV survey the surface water runoff from the existing site is currently partially discharged into the ground via infiltration and partially into the existing flood relief channel. It is presumed that infiltration may be a feasible method for surface water runoff management.                                                                                                                                                             |
| 2.                 | Due to the presence of soils with good infiltration potential at shallow depths, it is proposed that all surface water runoff be discharged into the ground via infiltration at an assumed rate of $4 \times 10^{-5}$ m/s. The assumed infiltration rate was assumed based on CIRIA report C753, table 25.1, which indicates a typical infiltration rate of $1 \times 10^{-5}$ to $10^{-6}$ m/s for slightly silty, slightly clayey sand soils. All infiltration units are to be located within the soil layers and will not be deeper than the ground level (BGL). |
| 3.                 | All roof areas are to be collected into a positive drainage network before being discharged into the ground through a geotextile soakaway. Hard paved areas are to be freely drained into the ground using porous construction. The infiltration features are to be designed to handle a 1-to-100-year return storm event with a 45% for climate change. An on-site infiltration test following the BRE365 method will be required to confirm the actual infiltration rate of the soakaways.                                                                        |
| 4.                 | An on-site BRE365 infiltration test will be conducted at detailed design stage to confirm the actual infiltration rates.                                                                                                                                                                                                                                                                                                                                                                                                                                            |