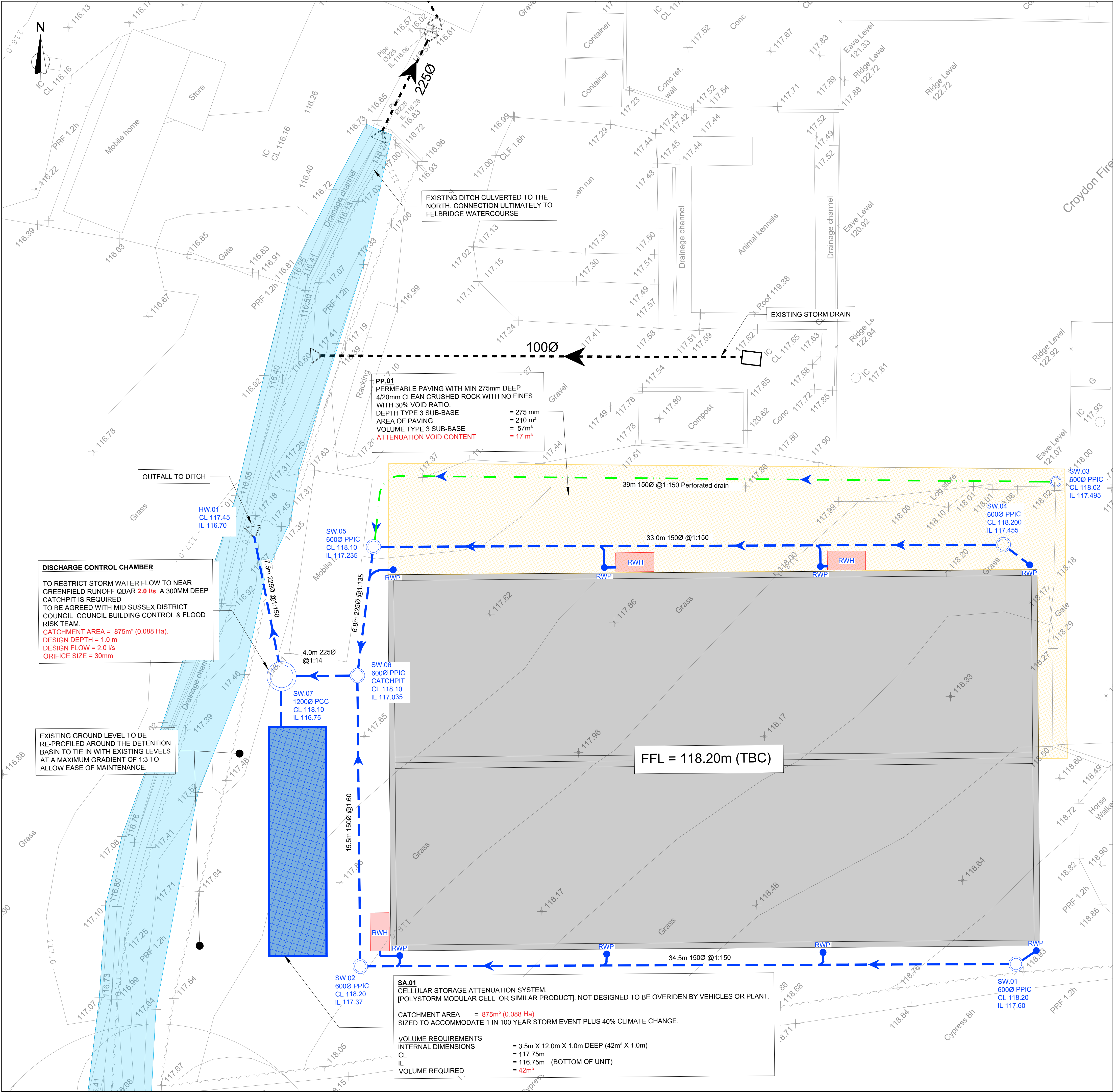




KEY

- 117.08 X EXISTING GROUND LEVEL
- EXISTING STORM DRAIN / CULVERT
- EXISTING DITCH / WATERCOURSE
- PROPOSED PRIVATE STORM DRAIN
- PRIVATE STORM WATER 300Ø / 450Ø / 600Ø PPIC NOTE CATCHPIT WHERE REFERENCED TO HAVE MIN. 300MM SUMP
- PRIVATE STORM WATER 1200Ø PRE-CAST CONCRETE MANHOLE NOTE CATCHPIT WHERE REFERENCED TO HAVE MIN. 300MM SUMP
- RWP RAIN WATER PIPE
- RWH RAIN WATER HARVESTING TANK. CLIENT TO CONFIRM CAPACITY
- PERMEABLE PAVING DRIVEWAY WITH ROAD PLANE FINISH. TO CONTAIN MINIMUM 275MM 4/20MM CRUSH ROCK WITH NO FINES WITH 30% VOID CONTENT TO UTILISE STORM WATER ATTENUATION.
- PROPOSED EXISTNIG HEADWALL
- PERFORATED LAND DRAIN 100 MM PERFORATED PIPE LAID WITHIN CLEAN, WASHED GRANULAR STONE (TYPICALLY 420 MM OR SIMILAR), PROVIDING HIGH VOIDS FOR DRAINAGE, WRAPPED IN PERMEABLE GEOTEXTILE TO PREVENT FINES ENTERING THE SYSTEM. LOCATED AT BASE OF PERMEABLE PAVING FORMATION.
- CELLULAR STORAGE

CATCHMENT AREAS

- HARDSTANDING CATCHMENT AREA = 205m²
- ROOF CATCHMENT AREA = 670m²
- TOTAL CATCHMENT AREA = 875m²



- Notes:
- This drawing is to be read in conjunction with relevant Architects, Engineers and specialist manufacturers drawings, reports and specifications.
 - All levels are shown in metres above Ordnance Datum (m AOD) unless otherwise shown.
 - Any ambiguities or discrepancies within this drawing and any other information given elsewhere must be reported to K-Ten for clarification before pricing / works commence.
 - Do not scale from this drawing for construction purposes.
 - It is recommended that all sewers and drains be laid starting from the downstream connection to the existing sewer/drain and working upstream to the new development.
 - All private drainage to comply with current Building Regulations, BS EN-752 Drain and Sewer systems outside Buildings and other relevant British Standards and Codes of Practices.
 - Connections to existing sewers in accordance with the Local Water Authority guidelines & approval.
 - Connections to existing river or watercourse in accordance with the Local Authority and E.A guidelines & approval.
 - Sewers and drains of different diameters should be laid soft to soft unless shown otherwise in the drawing. Outfall chamber outgoing pipe where a vortex control device is fitted to be installed at lowest incoming invert level.
 - All access chambers covers and frames to be installed to BS EN 124.
 - Drainage Pipe work routes under building footprint will require Co-ordination with foundations.
 - Cover levels shown on this drawing refer to approximate surface levels. It is the contractors responsibility to ensure that access covers and frames are set at the final surface levels.
 - Where possible the contractor is to orientate manhole biscuits and covers to locate them parallel to kerbs and paving.
 - The Contractor should comply with hsg147 "Avoiding Danger from Underground Services" when excavating around existing services.
 - It is the contractors responsibility to determine the location and depth of all existing services, mains and cables prior to construction.
 - The pipe diameters cover and invert levels of any existing manholes are to be verified on site prior to the commencement of the works.
 - All external non-perforated drainage within trafficked areas with less than 1.2m cover to have concrete protection. All external non-perforated drainage within landscaped areas with cover less than 0.6m to have concrete protection. All drainage with greater cover than the minimum required to have type S bed and surround.
 - Foul drainage pipe connection to public sewer to be plastic twin-walled ribbed pipe constructed to Water Industry Standard (WIS)4-35-01.
 - All drainage in highway to be installed in accordance with Sewers Sector Guidance.
 - All access chambers covers and frames to be installed to BS EN 124.
 - All drainage to be installed in accordance with Civil Engineering Specification for the Water industry 7th Edition.
 - Prior to commencing the works the contractor is to confirm details of the existing drainage system as noted on the drawing.
 - This drawing is for information only for planning submission. This is not to be used for construction purposes.
 - Drainage outfall connections and strategy to be agreed with the relevant authorities.
 - Gutters to have down-pipe leaf guards and rainwater down-pipes to have rolling access.
 - All existing invert levels shown are indicative and to be checked by the contractor prior to starting works.
 - Drainage strategy to be approved by Mid Sussex District Council and Building Control.

C	07.07.26	Ditch arrangement & Paving	GJ
B	26.05.26	Ditch arrangement & Paving	GJ
A	21.05.26	Preliminary Issue	GJ



CLIENT:
B. GIDDINGS

PROJECT:
PARKFIELDS FARM,
CRAWLEY DOWN

TITLE:
DRAINAGE LAYOUT
SHEET 2

SCALE @ A1:	DATE:	STATUS:
1:250	21.05.2026	INFORMATION
JOB NO:	DRAWING NO:	REVISION:
26-4173	C001	C