

Legend

Drainage (Non-adopted)

Surface Water

- Inspection Chamber
- Manhole
- Rodding Eye
- Rainwater Pipe
- Foul Water
- SVP/SS
- Inspection Chamber
- Combined
- Inspection Chamber
- Pumped Main
- Pumping Station
- Existing Chamber

Symbols

- Site Boundary
- Proposed Level
- Existing Level
- Existing Level (interpolated)
- Proposed Gradient
- Tree Retained (RPA)
- Tree Removed
- No Dig Construction (permeable)
- Blue roof

General Notes

- Any indication of site boundaries are to be considered diagrammatic. This drawing is based on layouts prepared by others and our details are not in themselves intended to be any definition of land ownership.
- The contractor shall check all levels and dimensions, any errors or omissions are to be reported to the Engineer.
- All information regarding below ground obstructions has been added to our general arrangement drawing as far as we are reasonably able to obtain at the time. The contractor shall allow for breaking out obstructions where necessary and increasing the depth of foundations to a suitable and approved formation, in accordance with our details.
- Refer to Architect's drawings for location and details of all fencing and soft landscaping.

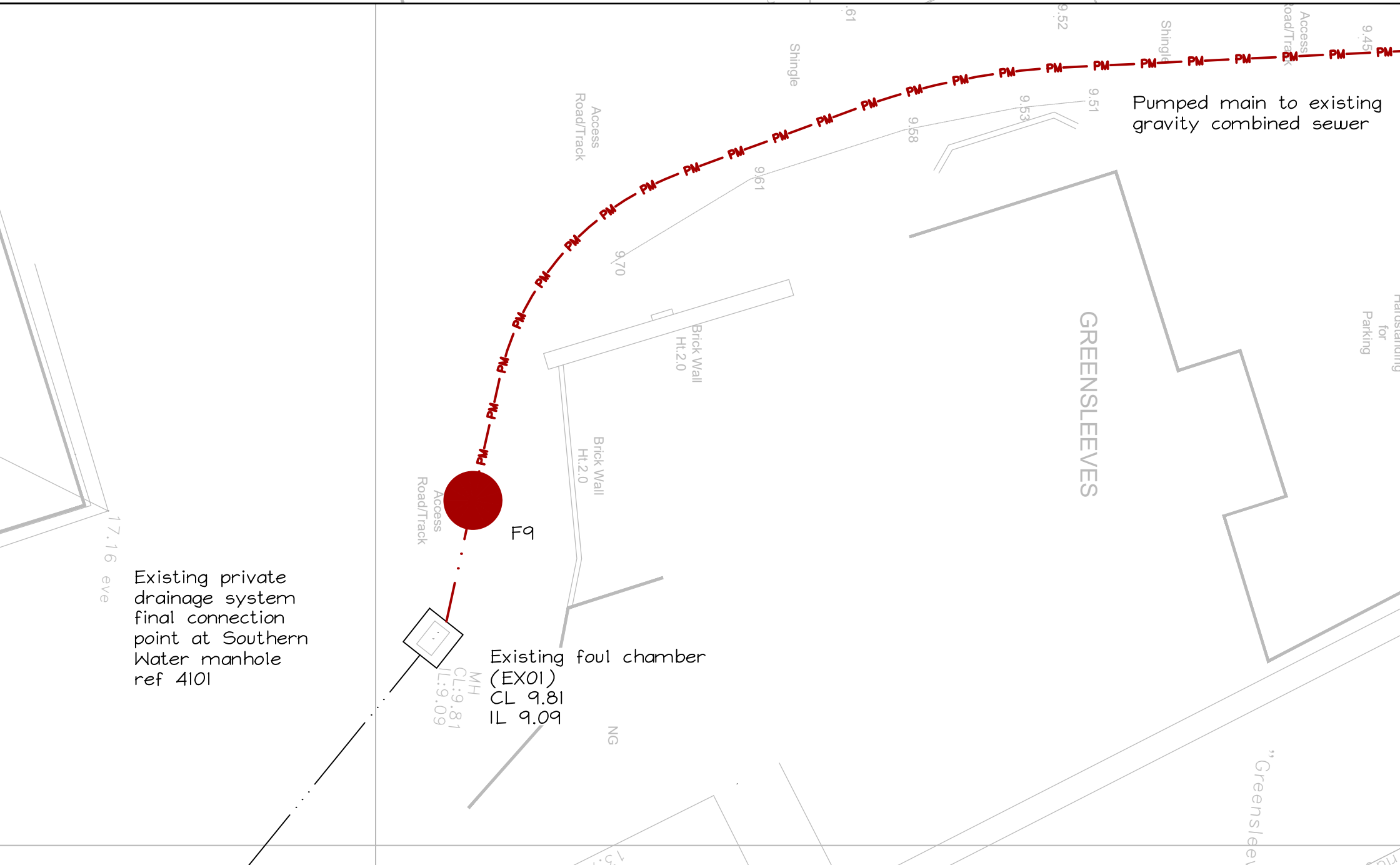
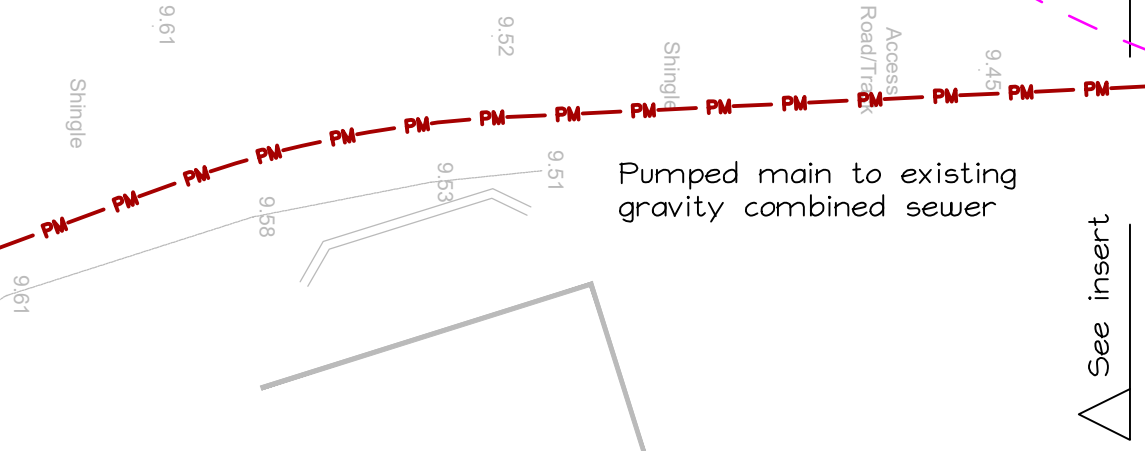
Surface Water Strategy

The surface water strategy has been developed in accordance with the following criteria;

- Total site area = 1317m²
- Greenfield run-off rate (Q_{bar}) has been established as 0.71/s
- The proposed development incorporates blue roofs with outlets restricted to 0.25l/s (minimum 2 outlets per roof). The maximum total flow from the building into the sub-surface drainage system is 0.5l/s.
- Blue roof storage has been provided to accommodate the 100yr +40% climate change critical storm event.
- The climate change allowance has been established from DEFRA guidance; Medway Management Catchment peak rainfall allowances, 1% annual exceedance rainfall event 2070s, Epoch Upper end allowance 40%, (2070s epoch for development with a lifetime between 2061 and 2125).
- Proposed external works for the driveway and parking areas are formed of permeable construction.
- Surface water discharges from the development site by means of a gravity piped connection to an adjacent ditch via a new headwall.

All drainage pipes are 100mm ϕ unless noted otherwise

See insert



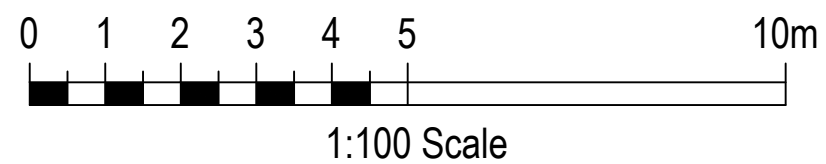
Package Pumping Station (Foul) 3l/s
Cover level: 9.000*
Inlet level: 8.000*
Base level: 7.000*
*TBC by manufacturer

Existing live services are present on site.

Statutory Undertakers record drawings must be obtained which identify the location of their services.

Further on site investigations are to be undertaken by the Contractor to confirm the position of the apparatus and thus establish the effect on the proposed development and the necessity or otherwise for the permanent or temporary diversion of the service to allow the construction of the development to safely and successfully proceed.

Ground Floor/First Floor Roof Level



C Surface water strategy updated. JT 11.03.26
B Outfall chamber added. JT 19.07.23
A First Issue. JT 03.05.23

Rev Description By Date

KRYSTAL ENGINEERING LTD
1 STATION ROAD SOUTH,
MERSTHAM,
SURREY
RH1 3EF
01737 333139

Project
NEW BUILD HOUSE AT
TILTWOOD EAST,
HOPHURST LANE,
CRAWLEY DOWN RH19 4LL

Drawing Title
DRAINAGE AND EXTERNAL
WORKS LAYOUT
SHEET 1

Drawing No. 7107-200 Revision C

Scale 1:100 @ A1 Date APRIL 2023

Drawing Status PRELIMINARY

Drawn By JT Checked By KH

Client TILTWOOD HOMES