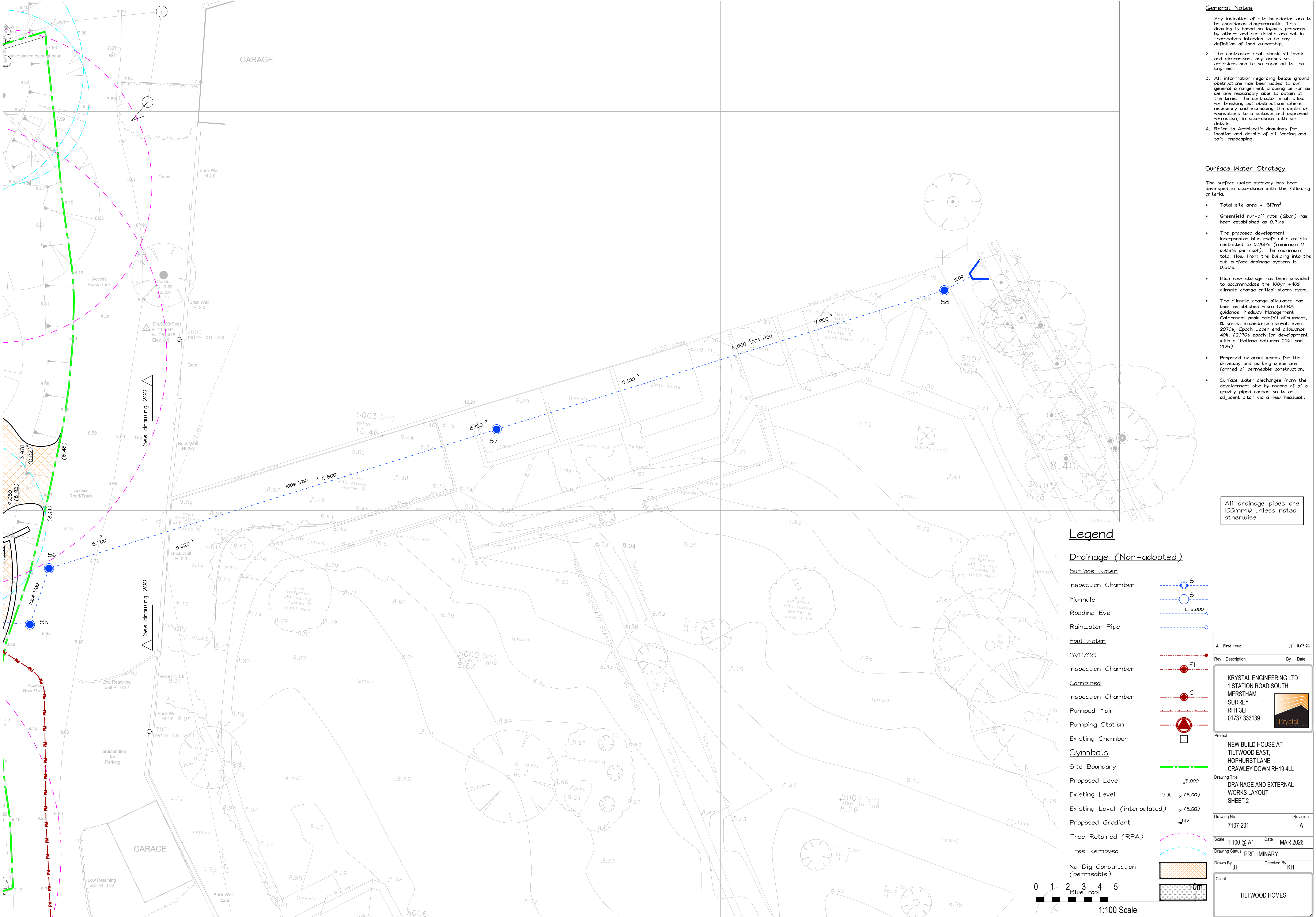




- General Notes**
- Any indication of site boundaries are to be considered diagrammatic. This drawing is based on layouts prepared by others and our details are not in themselves intended to be any definition of land ownership.
 - The contractor shall check all levels and dimensions, any errors or omissions 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 ($\bar{Q}_{bar}$) has been established as 0.71/s
 - The proposed development incorporates blue roofs with outlets restricted to 0.251/s (minimum 2 outlets per roof). The maximum total flow from the building into the sub-surface drainage system is 0.51/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 $\varnothing$ unless noted otherwise

Legend

Drainage (Non-adopted)

Surface Water

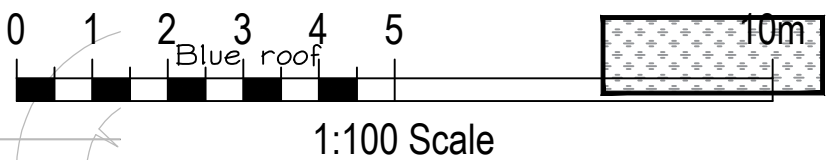
- Inspection Chamber
- Manhole
- Rodding Eye
- Rainwater Pipe

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)



A First Issue.		JT 11.03.26	
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 2			
Drawing No. 7107-201		Revision A	
Scale 1:100 @ A1		Date MAR 2026	
Drawing Status PRELIMINARY		Drawn By JT	
Client TILTWOOD HOMES		Checked By KH	