

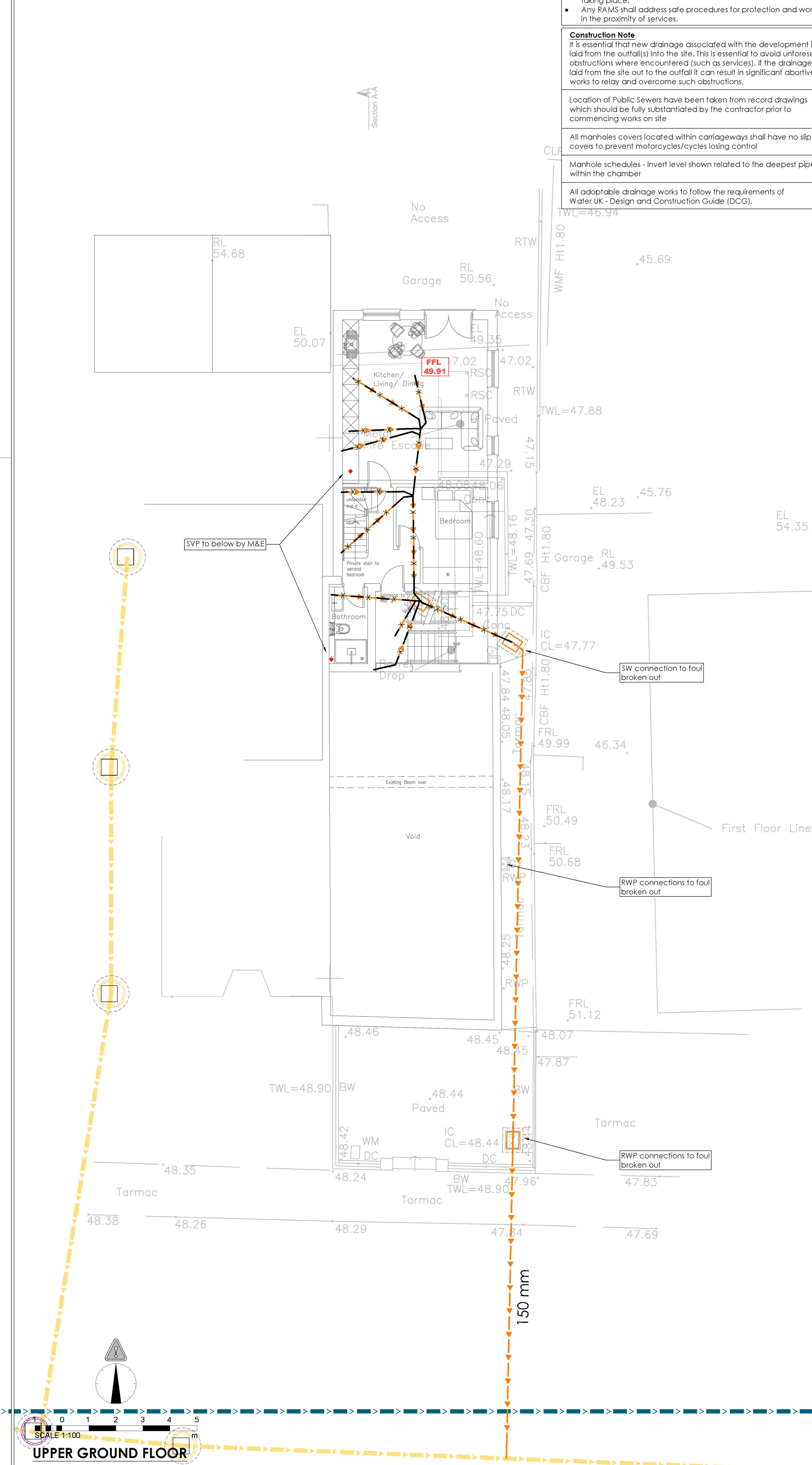
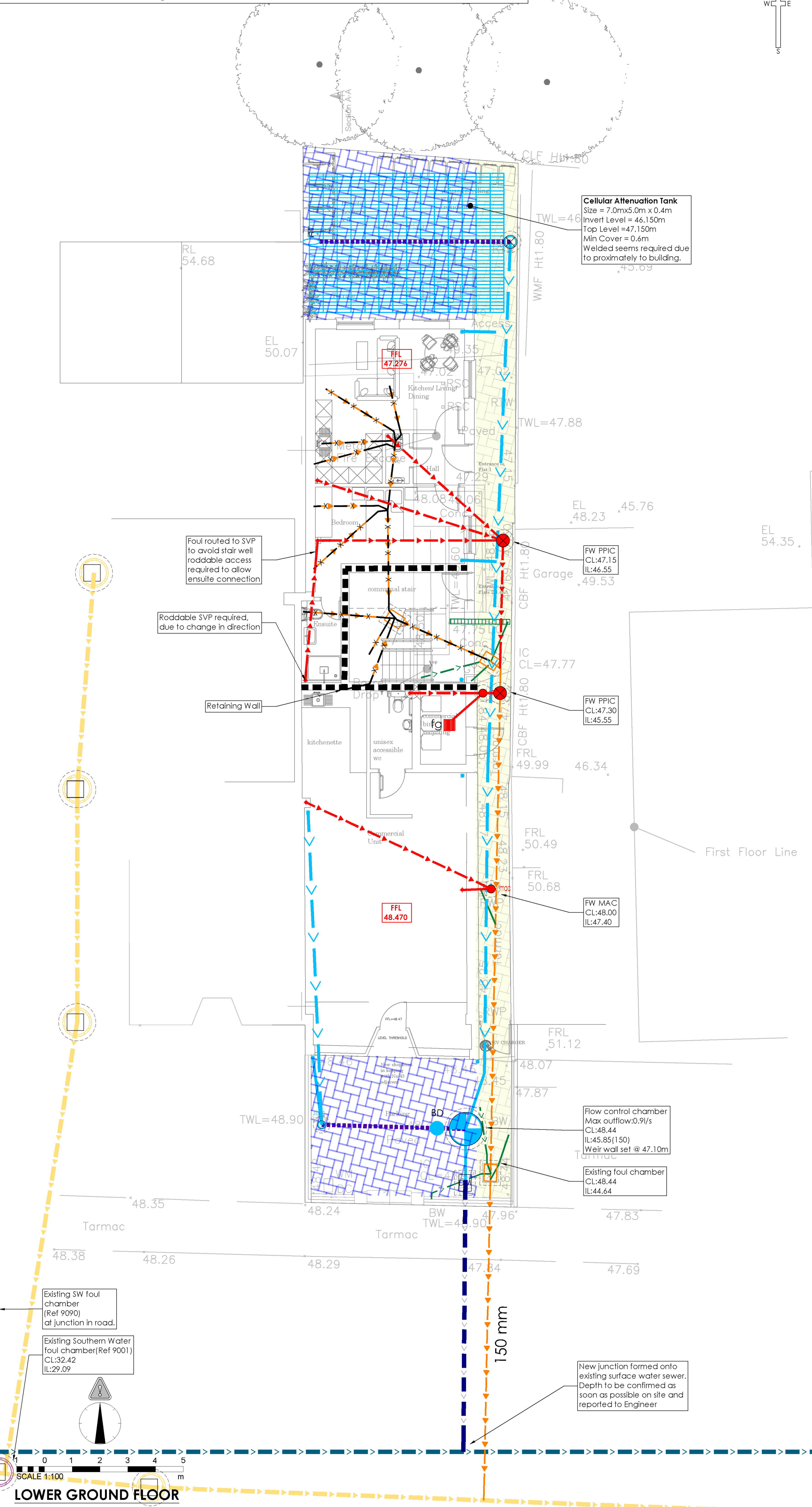
- NOTES
- This drawing shall be read in conjunction with the civil engineering specification, and all relevant Architect's and Engineers drawings.
 - This document must not be altered, reproduced or distributed without prior written consent of the originator.
 - Do not scale from this document - use figured dimensions only. All dimensions must be checked on site prior to commencement of any related works.
 - Contractor to provide and have an approved method statement prior to works.
 - All setting out to be in accordance with the Architects drawings. Any discrepancies between QED Structures and the Architects drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.
 - All levels are in metres above Ordnance datum.
 - The Contractor is to comply with CDM regulations in the course of constructing the works.
 - At the commencement of the works, the Contractor is to carry out trial pits and liaise with utility companies in order to establish the exact position of all existing utility plant in the vicinity of the works and take adequate precautions for their protection.
 - The Contractor is to refer to Health and Safety Executive Note 47 - Avoiding Danger from Underground Services and Document G56 - Avoiding Danger from Overhead Electric Lines.
 - Works on or adjacent to existing public Highway will be executed in accordance with the Traffic Safety Code for Road Works and Traffic Signs Manual: Chapter 8.
 - The Contractor will ascertain the CBR value of the subgrade in order to determine the required sub-base / capping thickness. Prior to laying any material, the subgrade must be inspected and any soft spots removed and filled with 6/2 capping material.
 - Prior to the construction of any drainage works, the Contractor is to confirm the invert levels of existing manholes, drains and sewers. Any variations from the designed levels shown on the drawings must be reported to the Drainage Engineer in advance of construction works commencing. All new sewers and drains are to be laid in sequence starting from the outfall location.
 - All drainage to be installed in accordance with relevant Building Regulation documents and current Sewage Sector Guidance. Connections to public sewers are to be agreed and inspected by the Water Authority.
 - All drain and sewer pipes are Ø100mm and laid soffit to soffit, unless shown otherwise.
 - Invert to base of soil stock bends to be 450mm below lowest branch connection for up to three storey buildings; for buildings up to five storeys, the invert to the base of soil stock bends should not be less than 750mm. All foul and surface water drainage stocks are to have above ground rodding access. Refer to above ground drainage layout(s) by others.
 - All below ground connections are to match above ground outlet size, minimum Ø100mm. SVPs are to project 100mm above finished floor level.
 - All internal manholes and inspection chambers to have double sealed recessed covers to suit floor finishes as defined by the Architect.
 - All external covers in non-asphalt areas are to have recessed covers to suit the paving material.
 - A CCTV survey and report in WINCAN format for all new drainage will be required prior to 'as built' drawing being issued.
 - The Contractor is responsible for the traffic safety and management associated with the construction of the works. Works will not commence on the existing highway until their traffic management proposals have been agreed with Highway Authority.
 - Where the works involve the abstraction of a footway, the Contractor will provide an alternative safe footway properly signed, guarded and lit.
 - Where one-way traffic is unavoidable, traffic will be controlled by a proper system of vehicle-actuated traffic signals or manual stop / go signs and during the hours of darkness, by a proper system of vehicle-actuated traffic signals, all to the approval of Highway Authority.
 - 65mm Minimum thickness tactile paving, coloured buff will be incorporated at all pedestrian crossings in accordance with the Department for Transport and Regions document "Guidance on the Use of Tactile Paving Surfaces." (DEIR No. 1998)
 - All signs and road markings will be in accordance with the Traffic Signs Regulations and General Directions 2016. (TSRGD 2016)
 - All excavation and backfilling work in the existing highway to be in accordance with the provisions of the New Street Works Act 1991 or that specified on the working drawings.
 - All highway works to be carried out in accordance with Highway Authority's highway standards, to the satisfaction of the Highway Authority Section 278 Inspector and in accordance with the Specification for Highway Works.
 - Gullies, gully connections, drains, manholes, catch pits, soakaways, headwalls and other drainage structures intended to convey only highway water are to be constructed in accordance with the specification of Highway Authority and to the satisfaction of the Highway Inspector.
 - Where existing junctions and accesses are to remain in operation within the works during the construction process, the Contractor will ensure that access to these units remains available at all times.
 - Highways in the vicinity of the works must be kept free from mud, debris and dust falling from vehicles or wheels of vehicles connected with the works. Where the deposits of debris and mud are unavoidable, warning signs must be displayed whilst work is in progress and affected carriageways / footways must be regularly cleaned.

- Source:
- Topographical survey by ? Drawing No. ? dated ?
 - Architect's layout by ? Drawing No. ? dated ?



DESIGNER NOTE

Surface Water system designed for a 1 in 100 year event plus an allowance of 40% for climate change and a Cv value of 1.0 has been used for the calculations. There is insufficient space greater than 5m from the building to allow infiltration, and as such BRE365 testing has not been carried out.



BURIED UTILITIES RISK NOTE

- Buried utilities are present on and in the vicinity of the site.
- The Contractor must satisfy themselves that they have seen utility returns for the area and that appropriate Risk Assessment Method Statement (RAMS) are in place and implemented to ensure that buried and/or overhead services are located prior to any works taking place.
- Any RAMS shall address safe procedures for protection and working in the proximity of services.

Construction Note

It is essential that new drainage associated with the development is laid from the outfall(s) into the site. This is essential to avoid unforeseen obstructions where encountered (such as services). If the drainage is laid from the site out to the outfall it can result in significant abortive works to relay and overcome such obstructions.

Location of Public Sewers have been taken from record drawings which should be fully substantiated by the contractor prior to commencing works on site

All manholes covers located within carriageways shall have no slip covers to prevent motorcycles/cycles losing control

Manhole schedules - Invert level shown related to the deepest pipe within the chamber

All adoptable drainage works to follow the requirements of Water UK - Design and Construction Guide (DCG).

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 - ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES RE TO BE REPORTED IMMEDIATELY TO QED STRUCTURES FOR CLARIFICATION BEFORE THE AFFECTED WORK COMMENCES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS

Drainage Key Sewers

- Foul water drain (private/non adoptable)
- Surface water drain (private/non adoptable)
- Surface water sewer (Adoptable)
- Existing foul water sewer (Adopted)
- Existing surface water sewer (Adopted)
- Redundant sewer
- Redundant sewer

Chamber Key FW/SW

- Mini access chamber (mac) - 300mm Ø
- PPIC - 475mm Ø²
- Adoptable demarcation manhole within 1m of boundary
- Manhole Depth: 1.25m to 1.5m Depth: 1.55m to 3.0m

* General note
(Refer to standard details & longitudinal sections for chamber sizes. Size may need to increase dependant on number of incoming pipes/size of incoming pipes)

- Surface water rodding eye
- Rain water down pipe (roddable access)
- Soil vent pipe/soil stack
- Silt Trap (ST) with removable silt bucket
- Floor gully (trapped)
- Cellular storage (refer to drawing for sizes)
- Impermeable barrier to stop lateral movement of water
- Finished Floor Level (FFL)
- Block paving - permeable
- Block paving - standard (non-permeable)

Retaining wall

PO1	Issued for information	01.08.25	AA	RJW
REV	DESCRIPTION	DATE	BY	APP



QED PROJECT No.
25-300

CLIENT
Hammer It Homes Properties Ltd

PROJECT
45 The Broadway
Haywards Heath
RH16 3AS

TITLE
Drainage Design

DRAWN NJ	ENGINEER RJW	CHECKED BY AJG	APPROVED BY MBD
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DATE APPROVED
01.08.2025
SCALE @ A1
1:100

STATUS
S2 - Suitable for Information

DRAWING No.
25300-QED-ZZ-00-DR-C-1000

REVISION
PO1