DRAINAGE LEGEND (1:100)

EXISTING FEATURES

Ex SWD — Existing surface water sewer/drain and manhole

Ex FWD — Existing foul water sewer/drain and manhole

PROPOSED FEATURES

SWD — Storm water sewer/drain

CD — Channel drain

Storm water access chamber (300Ø)

Storm water inspection chamber (450Ø)

Storm water catchpit chamber (450Ø)

Porous paved parking area

Storm water orifice flow control chamber (500Ø)

FWD — Foul water sewer/drain

Foul water inspection chamber (450Ø)

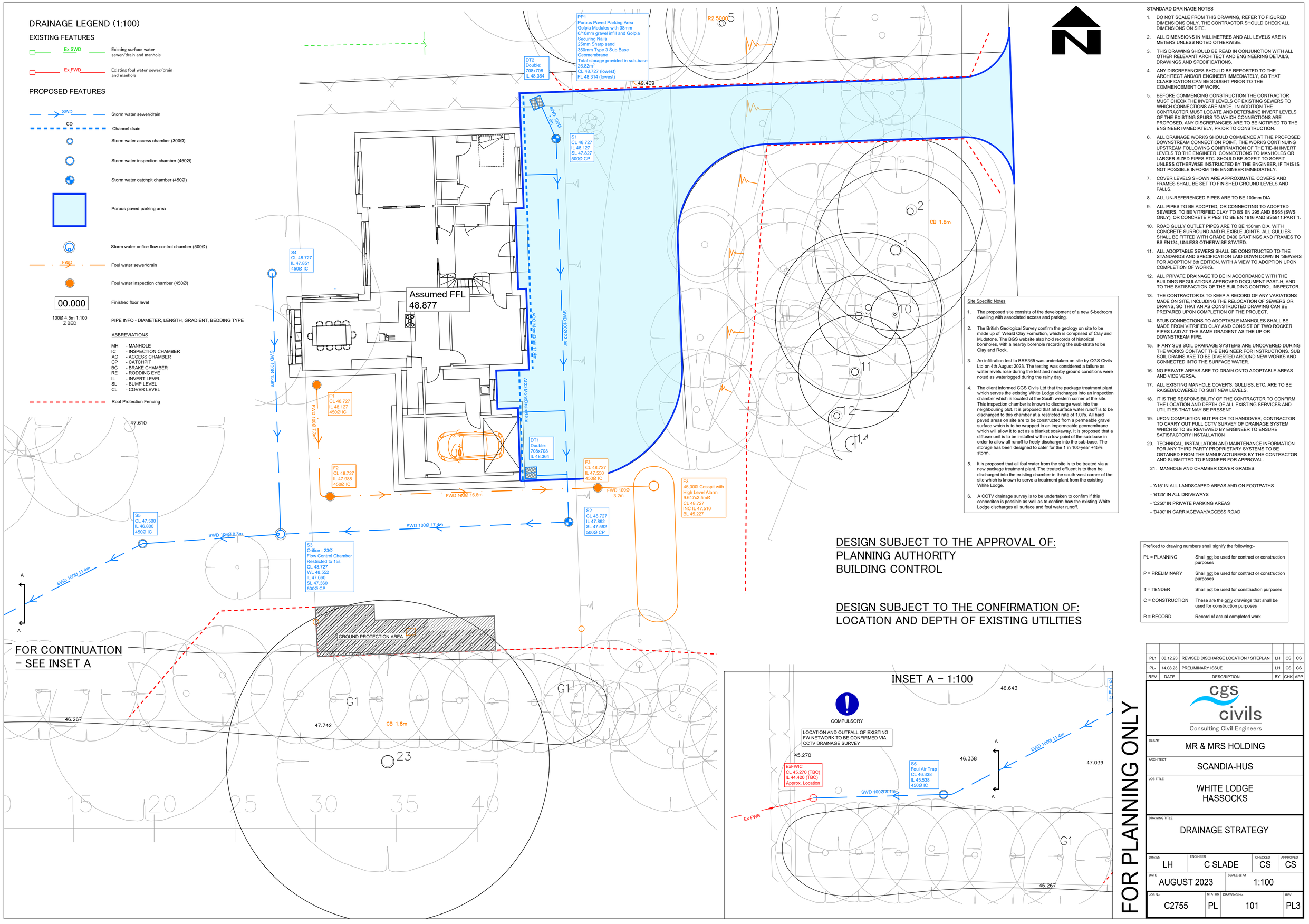
00.000 — Finished floor level

100Ø 4.5m 1:100 Z BED — PIPE INFO - DIAMETER, LENGTH, GRADIENT, BEDDING TYPE

ABBREVIATIONS

MH - MANHOLE
IC - INSPECTION CHAMBER
AC - ACCESS CHAMBER
CP - CATCHPIT
BC - BRAKE CHAMBER
RE - RODDING EYE
IL - INVERT LEVEL
SL - SUMP LEVEL
CL - COVER LEVEL

Root Protection Fencing



FOR CONTINUATION – SEE INSET A

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 CLARIFICATION CAN BE SOUGHT 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 THE 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 POSSIBLE INFORM THE ENGINEER 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 EN 1916 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 EN124, UNLESS OTHERWISE STATED.
11. ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN 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 REGULATIONS 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 PROJECT.
14. STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF 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 ADOPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVER'S, 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 CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION
20. TECHNICAL, INSTALLATION AND MAINTENANCE INFORMATION FOR ANY THIRD PARTY PROPRIETARY SYSTEMS TO BE OBTAINED FROM THE MANUFACTURERS BY THE CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
21. 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

Site Specific Notes

1. The proposed site consists of the development of a new 5-bedroom dwelling with associated access and parking.
2. The British Geological Survey confirm the geology on site to be made up of Weald Clay Formation, which is comprised of Clay and Mudstone. The BGS website also hold records of historical boreholes, with a nearby borehole recording the sub-strata to be Clay and Rock.
3. An infiltration test to BRE365 was undertaken on site by CGS Civils Ltd on 4th August 2023. The testing was considered a failure as water levels rose during the test and nearby ground conditions were noted as waterlogged during the rainy day.
4. The client informed CGS Civils Ltd that the package treatment plant which serves the existing White Lodge discharges into an inspection chamber which is located at the South western corner of the site. This inspection chamber is known to discharge west into the neighbouring plot. It is proposed that all surface water runoff is to be discharged to this chamber at a restricted rate of 1.0l/s. All hard paved areas on site are to be constructed from a permeable gravel surface which is to be wrapped in an impermeable geomembrane which will allow it to act as a blanket soakaway. It is proposed that a diffuser unit is to be installed within a low point of the sub-base in order to allow all runoff to freely discharge into the sub-base. The storage has been designed to cater for the 1 in 100-year +45% storm.
5. It is proposed that all foul water from the site is to be treated via a new package treatment plant. The treated effluent is to then be discharged into the existing chamber in the south west corner of the site which is known to serve a treatment plant from the existing White Lodge.
6. A CCTV drainage survey is to be undertaken to confirm if this connecitons is possible as well as to confirm how the existing White Lodge discharges all surface and foul water runoff.

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL

DESIGN SUBJECT TO THE CONFIRMATION OF:
LOCATION AND DEPTH OF EXISTING UTILITIES

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

INSET A – 1:100

FOR PLANNING ONLY

REV	DATE	DESCRIPTION	BY	CHK	APP
PL1	08.12.23	REVISED DISCHARGE LOCATION / SITEPLAN	LH	CS	CS
PL-	14.08.23	PRELIMINARY ISSUE	LH	CS	CS

cgs civils
Consulting Civil Engineers

CLIENT: MR & MRS HOLDING

ARCHITECT: SCANDIA-HUS

JOB TITLE: WHITE LODGE HASSOCKS

DRAWING TITLE: DRAINAGE STRATEGY

DRAWN	ENGINEER	CHECKED	APPROVED
LH	C SLADE	CS	CS

DATE	SCALE @ A1
AUGUST 2023	1:100

JOB No.	STATUS	DRAWING No.	REV.
C2755	PL	101	PL3