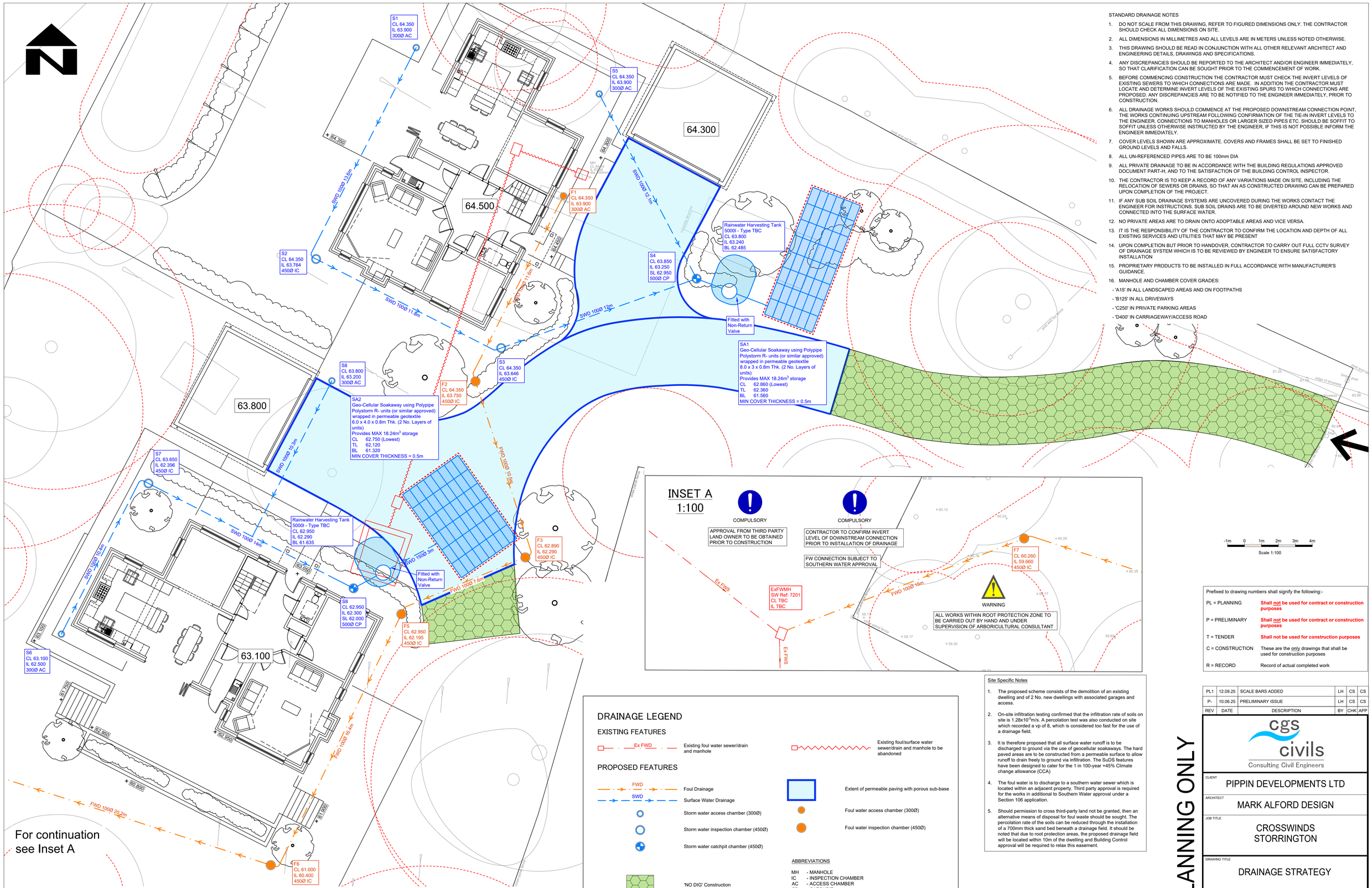

STANDARD DRAINAGE NOTES

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 PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
10. 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.
11. 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.
12. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
14. 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
15. PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
16. 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

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

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
WATER AUTHORITY
THIRD PARTY APPROVAL

DRAINAGE LEGEND

EXISTING FEATURES

- Ex FWD — Existing foul water sewer/drain and manhole
- Existing foul/surface water sewer/drain and manhole to be abandoned

PROPOSED FEATURES

- FWD — Foul Drainage
- SWD — Surface Water Drainage
- Storm water access chamber (300Ø)
- Storm water inspection chamber (450Ø)
- Storm water catchpit chamber (450Ø)
- 'NO DIG' Construction
- 00.000 — Finished floor level
- 100Ø 4.5m 1:100 Z BED — Pipe info - diameter, length, gradient, bedding type
- Extent of permeable paving with porous sub-base
- Foul water access chamber (300Ø)
- Foul water inspection chamber (450Ø)

ABBREVIATIONS

MH - MANHOLE
IC - INSPECTION CHAMBER
AC - ACCESS CHAMBER
CP - CATCHPIT
BC - BRAKE CHAMBER
RE - RODDING EYE
IL - INVERT LEVEL
SL - SUMP LEVEL
RA - RESTRICTED ACCESS COVER
CL - COVER LEVEL
TL - TOP OF CELLULAR SA
BL - BASE OF CELLULAR SA
FL - FORMATION LEVEL

Site Specific Notes

1. The proposed scheme consists of the demolition of an existing dwelling and of 2 No. new dwellings with associated garages and access.
2. On-site infiltration testing confirmed that the infiltration rate of soils on site is 1.28×10^{-5}m/s. A percolation test was also conducted on site which recorded a vp of 8, which is considered too fast for the use of a drainage field.
3. It is therefore proposed that all surface water runoff is to be discharged to ground via the use of geocellular soakaways. The hard paved areas are to be constructed from a permeable surface to allow runoff to drain freely to ground via infiltration. The SuDS features have been designed to cater for the 1 in 100-year +45% Climate change allowance (CCA)
4. The foul water is to discharge to a southern water sewer which is located within an adjacent property. Third party approval is required for the works in additional to Southern Water approval under a Section 106 application.
5. Should permission to cross third-party land not be granted, then an alternative means of disposal for foul waste should be sought. The percolation rate of the soils can be reduced through the installation of a 700mm thick sand bed beneath a drainage field. It should be noted that due to root protection areas, the proposed drainage field will be located within 10m of the dwelling and Building Control approval will be required to relax this easement.

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

REV	DATE	DESCRIPTION	BY	CHK	APP
PL1	12.09.25	SCALE BARS ADDED	LH	CS	CS
P-	10.06.25	PRELIMINARY ISSUE	LH	CS	CS

FOR PLANNING ONLY

cgs civils
Consulting Civil Engineers

CLIENT: PIPPIN DEVELOPMENTS LTD
ARCHITECT: MARK ALFORD DESIGN
JOB TITLE: CROSSWINDS STORRINGTON
DRAWING TITLE: DRAINAGE STRATEGY

DRAWN	ENGINEER	CHECKED	APPROVED
LH	C SLADE	CS	CS

DATE: JUNE 2025
SCALE @ A1: 1:100

JOB No.	STATUS	DRAWING No.	REV.
C3427	PL	101	PL1