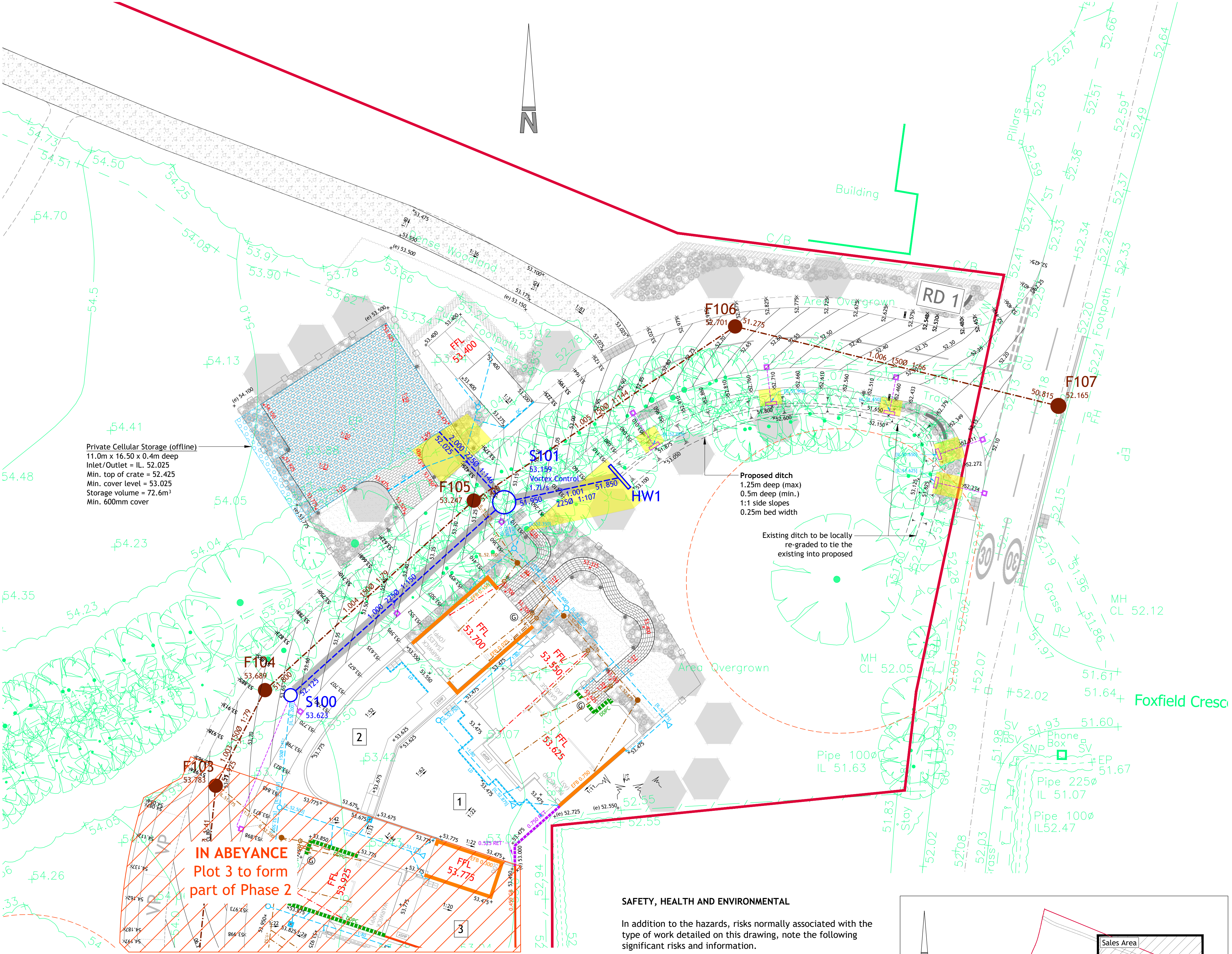


KEY

- Development boundary
- Proposed surface water sewer to be adopted by ESP
- Proposed concrete sandbag headwall to be adopted by ESP
- Proposed Highway Authority road gully (West Sussex County Council)
- Existing foul water sewer (Southern Water)
- Proposed foul water sewer to be adopted by ESP
- Proposed foul water rising main XX.XmmØ PEXXX SDRXX to be adopted by ESP
- Proposed foul water rising main washout chamber to be adopted by ESP
- Proposed concrete encased pipe (SSG DCG Figure B 28)
- Proposed sewer easement
- Proposed private cellular storage tank (lined - offline arrangement)
- Proposed private surface water Type D 450mmØ inspection chamber (<3.0m deep)
- Proposed private surface water backdrop
- Proposed private rodding eye
- Proposed private metal yard gully
- Proposed private metal drainage channel
- Proposed private land drain
- Proposed private foul water Type D 450mmØ inspection chamber (<3.0m deep)
- Proposed private foul water Type E 450mmØ inspection chamber (<2.0m deep) with primary flow connection
- Proposed private foul water Type E 450mmØ inspection chamber (<2.0m deep) with secondary flow connection
- Proposed private foul water backdrop
- Proposed private foul water rodding eye
- FFL Finished floor level
- Part M - access type
- Part M4(2) dwelling
- Finished external level
- Finished external gradient
- Extra facing brickwork
- Double DPC to Architects details
- Tanking to Architects details
- Step (280mm min. going, 150mm max. riser)
- Gravel board (max. retaining as annotated)
- Masonry retaining feature (max. retaining as annotated)
- Geowall retaining feature (max. retaining as annotated)
- Embankment (max 1:3 slope)
- Root Protection Zone



NOTES

- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
- All plans and drawings are drawn true to stated scales and can be used for the purpose of planning only. Responsibility is not accepted for errors made by others in scaling from this drawing.
- Reproduced from OS Sitemap ® by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100007126.
- Woods Hardwick cannot accept any discrepancies in terms of coordinates or any other information deciphered from .dwg files.
- The exact location and level of all existing sewers, drains and services are to be confirmed on site prior to the commencement of any works.
- All Drainage works to be in accordance with the Sewerage Sector Guidance, Design and Construction Guidance ("the Code") Approved Version 2.3, 11 November 2023.
- All works Highway works to be in accordance with West Sussex County Council Design Guide.
- All private drainage to comply with Section H of the Building Regulations 2000 (2002 Edition) and BS 8301:1985.
- No surface water shall drain from private land onto adoptable highway or vice versa.
- Drainage to be constructed from the outfall in an upstream direction.
- All private drainage to be 100mm diameter unless shown otherwise.
- All 450mmØ foul access chambers to be 600mm deep unless shown otherwise.
- All manhole / inspection cover & frames and gullies within private drives to be B125 class, A15 in pedestrian areas.
- Where double damp proof course (DDPC) is required the ground worker should complete all brickwork to the top of the second damp proof course.
- Part M access types symbols denote the following access arrangement:
L = Level (gradient not exceeding 1:60)
G = Gently sloping (gradient between 1:60 & 1:20)
R = Ramped (gradient between 1:20 & 1:12)
S = Stepped

B	DRAWING NUMBER UPDATED	WT	PK	07.04.26	
A	ADOPTABLE DRAINAGE RUN S100-S101 & F105-F107 UPDATED.	SW	WT	19.03.26	
REV	DESCRIPTION	DRN	CHD	DATE	
☒	PRELIMINARY	☐	INFORMATION	☐	TENDER
☐	CONSTRUCTION	☐	AS BUILT		

SCALE	1:200 @ A1	DATE	MARCH 2026
DRAWN	AM	CHK	PK
DRAWING NO.	19711-RFSH-5-637	REV	B

TITLE	DEERWOOD PARK SOUTHWATER
DETAILS	ENGINEERING LAYOUT (SALES AREA)

Woods Hardwick

Architecture | Engineering | Planning | Surveying

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING

SAFETY, HEALTH AND ENVIRONMENTAL

In addition to the hazards, risks normally associated with the type of work detailed on this drawing, note the following significant risks and information.

Construction:

- Existing known statutory utility services located within vicinity of works; refer to NJC Surveys Ltd drawing 'U1973/01 dated 2017'. The contractor is to undertake a detailed underground survey prior to the commencement of any works and confirm no diversion works are required with the associated Statutory Utility Providers.
- Root protection areas present in the vicinity of the works. Contractor to coordinate any works the arboricultural method statement.

For information relating to end use, maintenance, demolition, see the health and safety file.

It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.



Sheet Layout
Not to Scale