DRAINAGE NOTES:

1. ALL MATERIAL USED IN THE CONSTRUCTION OF DRAINS AND MANHOLES SHALL COMPLY TO THE RELEVANT BRITISH STANDARD AND BE KITE MARKED WHERE APPROPRIATE.
2. ALL PRIVATE DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE BUILDING REGULATIONS APPROVED DOCUMENTS AND BS EN 754-PART 4:1998.
3. ALL PRIVATE FOUL DRAINAGE ACCESS CHAMBERS SHALL BE SET MINIMUM 600mm BELOW FINISHED FLOOR LEVEL, UNLESS OTHERWISE SHOWN.
4. ALL PRIVATE DRAINS SHALL BE 100mmø UPVC (UNLESS OTHERWISE STATED) TO BS EN 1401 AND HAVE A MINIMUM OF 450mm COVER AT ANY POINT.
5. PRIVATE SURFACE WATER SEWERS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:100 OR TO THE INVERT LEVELS SHOWN.
6. PRIVATE FOUL SEWERS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:80 OR TO THE INVERT LEVELS SHOWN.
7. ADOPTABLE DRAINAGE WORK TO BE BUILT IN ACCORDANCE WITH WATER UK CODE FOR ADOPTION AND WATER AUTHORITY ADDENDUM'S.
8. ALL ADOPTABLE MANHOLES COVERS AND FRAMES SHALL BE D400 TO BS EN 124 IN TRAFFICKED AREAS & C250 ELSEWHERE.
9. ALL ADOPTABLE SEWERS SHALL BE SUPERSTRENGTH VITRIFIED CLAY TO BS EN 1401 (UNLESS OTHERWISE STATED).
10. ALL ROAD GULLY CONNECTIONS 150mm DIA. TO ADOPTABLE SEWERS SHALL BE SUPERSTRENGTH VITRIFIED CLAY TO BS EN 1401 (UNLESS OTHERWISE STATED).
11. FALLS FROM SVP, SS, DC & RWP TO ACCESS OR INSPECTION CHAMBERS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:40.
12. ALL SVPS AND STACK PIPES SHALL HAVE RODDING ACCESS PLATES FITTED AT THEIR BASES (GROUND FLOOR LEVEL).
13. PIPE BED AND SURROUND:
    PRIVATE SEWERS AND DRAINS: CLASS B UNLESS STATED OTHERWISE.
    CARRIAGEWAYS: CLASS S UNLESS SHOWN OTHERWISE PRIVATE ROADS AND DRIVES: WHERE COVER UNDER DRIVES IS LESS THAN 900mm USE CLASS A.
14. ALL DRAINS SHALL BE FLEXIBLY JOINTED AND WHERE PIPES PASS THROUGH FOOTINGS, RETAINING WALLS OR SCREEN WALLS, LINTELS SHALL BE PROVIDED OVER PIPES.
15. WHERE DRAINS ARE CLOSE TO BUILDINGS REFER TO CLAUSE 5.3-S3 OF THE BUILDING REGULATIONS APPROVED DOCUMENT H.
16. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS. COVER LEVELS SHOWN ARE INDICATIVE ONLY.
17. PPIC'S, INSPECTION & ACCESS CHAMBERS' COVERS AND FRAMES SHALL TO PROVIDED BY THE PROPRIETARY MANUFACTURER.
18. FOR EXACT LOCATIONS OF RAINWATER PIPES AND SOIL PIPES, REFER TO THE RELEVANT ARCHITECTS DRAWINGS.
19. ALL MANHOLE/INSPECTION CHAMBERS LOCATED WITHIN PRIVATE BLOCK PAVED ROAD OR DRIVES SHALL BE D400 HEAVY DUTY RECESSED COVERS TO RECEIVE MATCHING BLOCKS IN ALL CASES. MANHOLE/INSPECTION CHAMBERS LOCATED WITHIN PATHS/PATIOS SHALL BE RECESSED COVERS TO RECEIVE MATCHING SLABS.
20. CONTRACTOR TO VERIFY MANHOLE LOCATIONS, PIPE DIAMETERS AND LEVELS PRIOR TO MAKING ANY CONNECTIONS TO EXISTING SEWERS AND DRAINS AND CONFIRM FINDINGS TO THE ENGINEER
21. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FOUL AND SURFACE WATER FLOWS AT ALL TIMES DURING CONSTRUCTION.
22. YARD GULLIES TO BE SEALED DURING CONSTRUCTION TO PREVENT BLOCKAGES AND SYSTEM JETTED CLEAN UPON COMPLETION (MAXIMUM JETTING PRESSURE OF 180BAR OR 2600PSI).
23. AS BUILT DRAINAGE PLANS TO BE PROVIDED BY THE GROUNDWORK'S CONTRACTOR TO BHSL SHOWING THE LINE AND LEVEL OF ALL DRAINAGE CONSTRUCTED.
24. REFER TO ARCHITECTS DRAWINGS FOR CLARIFICATION OF SVP'S THAT VENT TO ATMOSPHERE.

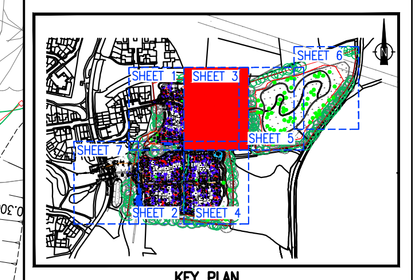
Constructionline

DRAINAGE KEY:

- PROPOSED GULLY AND DN150 CONNECTION (GULLIES TO BE FITTED WITH PEDESTRIAN SAFE GRATINGS) — RG
- ADOPTABLE FW MANHOLE AND SEWER
- ADOPTABLE SW MANHOLE AND SEWER
- PRIVATE FW CHAMBER AND SEWER — FW=(cnl) IL150.540
- PRIVATE SW CHAMBER AND SEWER — SW=(cnl) IL150.450
- MANHOLE REFERENCE KEY: PPIC – INSPECTION CHAMBER; AC – ACCESS CHAMBER; SILT – SILT CHAMBER; OCC – ORIFICE CONTROL CHAMBER
- SOIL & VENT PIPE — SVP
- RAIN WATER PIPE — RWP
- LDC– LINEAR DRAINAGE CHANNEL (ACO MULTIDRAIN MD100D WITH VERTICAL OUTLET, AND HEELGUARD DUCTILE IRON GRATING OR SIMILAR APPROVED) — LDC
- RODDING EYE
- YG – YARD GULLY GULLIES IN SHARED SURFACE AREAS TO BE PEDESTRIAN FRIENDLY TYPE COVER/FRAME — YG
- GEOCELLULAR ATTENUATION TANK
- ATTENUATION TANK DISTRIBUTOR PIPE AND GRAVEL SURROUND
- RAINGARDEN WITH 100ø PERFORATED PIPE
- THRESHOLD DRAIN (REFER TO ARCHITECTS DETAILS) — TD
- HEADWALL – PRECAST CONCRETE TYPE
- HEADWALL – GRC TYPE — B
- ROOT BARRIER TO SEWER TRENCH — RB

NOTES: GENERAL

G1. DO NOT SCALE FROM THIS DRAWING
G2. ALL DIMENSIONS SHOWN ARE IN METRES UNLESS STATED OTHERWISE.
G3. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY COMPILED BY:
MKSURVEYS
HORSHAM
TEL: 01403243162
HORSHAM@MKSURVEYS.CO.UK
G4. GRID AND LEVELS BASED ON ORDNANCE DATUM, DERIVED FROM THE NATIONAL GNSS NETWORK. LOCAL SCALE FACTOR 0.99975 APPLIED.
G5. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.
G6. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH "THE SPECIFICATION FOR HIGHWAY WORKS - MODIFIED AND EXTENDED", INCLUDING WEST SUSSEX COUNTY COUNCIL'S SUPPLEMENTARY CLAUSES.
G7. ALL WORKS WITHIN THE PUBLIC HIGHWAY SHALL BE CARRIED OUT AND COMPLY WITH THE REQUIREMENTS OF THE DTP "TRAFFIC SIGNS MANUAL CHAPTER 8 – TRAFFIC SAFETY MEASURES AND SIGNS FOR ROAD WORKS AND TEMPORARY SITUATION".
G8. ALL ROAD MARKINGS AND TRAFFIC SIGNS SHALL COMPLY WITH "THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2016".
G9. ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
G10. BEFORE ANY WORKS ARE COMMENCED THE WEST SUSSEX COUNTY COUNCIL AREA HIGHWAY MANAGER MUST BE CONTACTED.



KEY PLAN

CONSTRUCTION ISSUE

	C05	RAINWATER HARVEST TANKS REMOVED. PRIVATE DRAINAGE REVISED	MSR		29.01.26
–	C04	DRAINAGE REVISED	FP	MSR	09.10.25
–	C03	DRAINAGE REVISED	FP	MSR	14.04.25
–	C02	LAYOUT REVISED	FP	MSR	29.01.25
–	C01	DRAINAGE REVISED CONSTRUCTION ISSUE	FP	MSR	17.01.25
–	P01	INITIAL ISSUE			04.10.24
ST	Rev	Description	Drn	Chk	Date

REVISIONS

Preliminary Issue		Submitted for S104	
Planning Issue		Issued for Tender	
Submitted for S38		Issued for Construction	✓
Submitted for S278		As Built	

DRAWING STATUS

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Bellway

JOB TITLE
WOOD VALE,
EAST BILLINGHURST

DRAWING TITLE
DRAINAGE LAYOUT
SHEET 3

DATE	DRAWN	CHECKED	SCALE	
OCT. 2024	CL	MSR	1:200	@A1

DRAWING No. 7276-SMA-XX-XX-DR-C-0517 REV C05 ISSUE S0

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SCALE 1:200
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