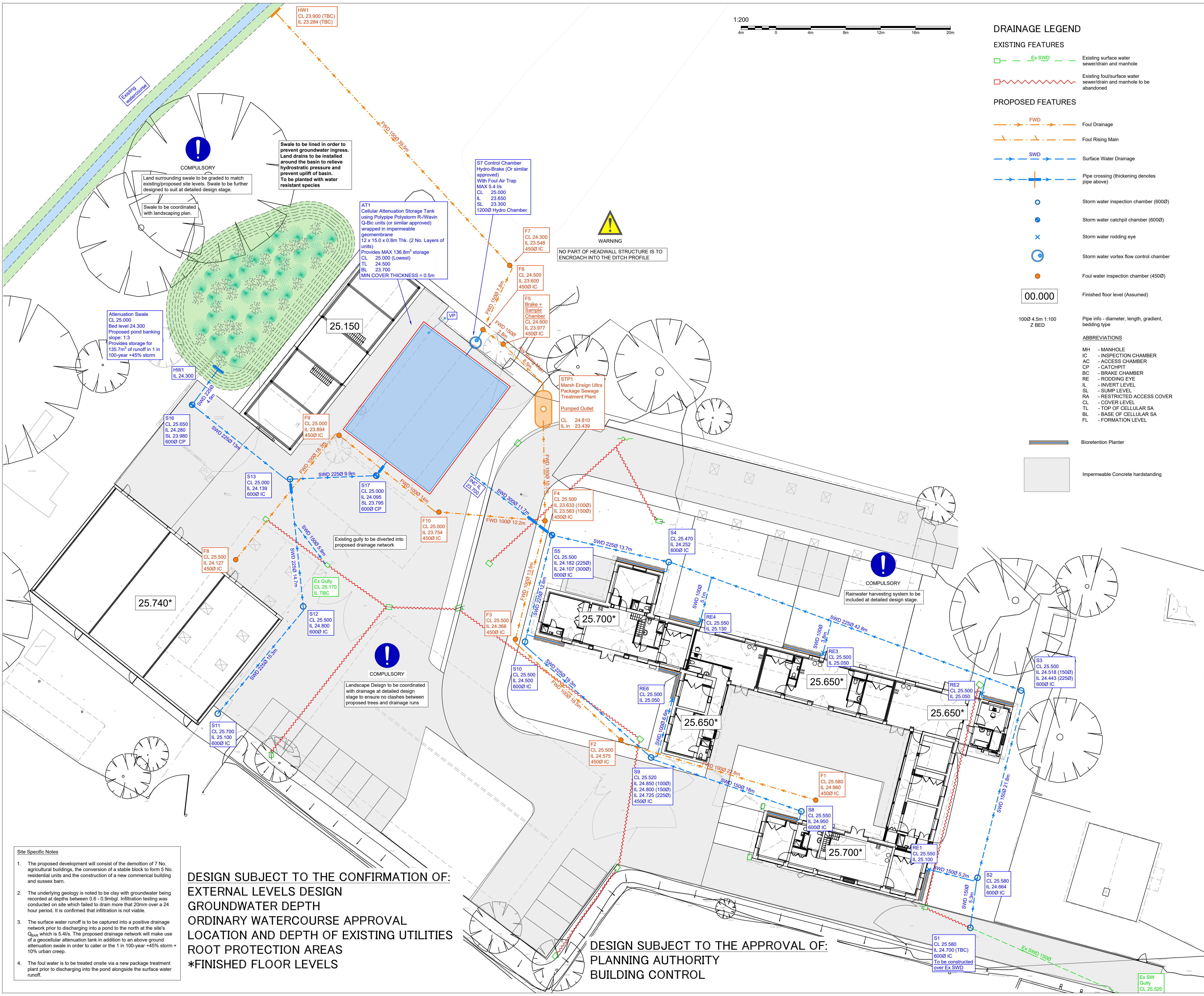




DRAINAGE LEGEND

EXISTING FEATURES

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

PROPOSED FEATURES

- FWD Foul Drainage
- Foul Rising Main
- SWD Surface Water Drainage
- Pipe crossing (thickening denotes pipe above)
- Storm water inspection chamber (6000)
- Storm water catchpit chamber (6000)
- Storm water rodding eye
- Storm water vortex flow control chamber
- Foul water inspection chamber (4500)

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1000 4.5m 1:100
Z BED

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

Bioretention Planter

Impermeable Concrete hardstanding

- STANDARD DRAINAGE NOTES
- DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
 - ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
 - ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
 - 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.
 - 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.
 - COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
 - ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA.
 - ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS95 (SWIS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
 - 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.
 - ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
 - ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
 - 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.
 - 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.
 - 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.
 - NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
 - ALL EXISTING MANHOLE COVER'S, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
 - 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
 - PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
 - 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

- Prefix 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**

3	19.08.26	INCLUDED SCALE BAR	LH	CS	CS
2	30.06.26	REVISED TO DISCHARGE TO DITCH	LH	CS	CS
1	18.03.26	PRELIMINARY ISSUE	LH	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

Consulting Civil Engineers

CLIENT

THE CAMELIA BOTNAR FOUNDATION

ARCHITECT

PHILIPS SURVEYORS

JOB TITLE

CLOCK HOUSE FARM
HORSHAM

DRAWING TITLE

DRAINAGE STRATEGY

DRAWN	ENGINEER	CHECKED	APPROVED
LH	C SLADE	CS	CS

DATE	MARCH 2026	SCALE @ A1	1:200
JOB No.	C3948	STATUS	P
DRAWING No.	101	REV.	3

- Site Specific Notes
- The proposed development will consist of the demolition of 7 No. agricultural buildings, the conversion of a stable block to form 5 No. residential units and the construction of a new commercial building and Sussex barn.
 - The underlying geology is noted to be clay with groundwater being recorded at depths between 0.6 - 0.9m bgl. Infiltration testing was conducted on site which failed to drain more than 20mm over a 24 hour period. It is confirmed that infiltration is not viable.
 - The surface water runoff is to be captured into a positive drainage network prior to discharging into a pond to the north at the site's Q_{avg} which is 5.4l/s. The proposed drainage network will make use of a geocellular attenuation tank in addition to an above ground attenuation swale in order to cater for the 1 in 100-year +45% storm + 10% urban creep.
 - The foul water is to be treated onsite via a new package treatment plant prior to discharging into the pond alongside the surface water runoff.

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
GROUNDWATER DEPTH
ORDINARY WATERCOURSE APPROVAL
LOCATION AND DEPTH OF EXISTING UTILITIES
ROOT PROTECTION AREAS
*FINISHED FLOOR LEVELS

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL