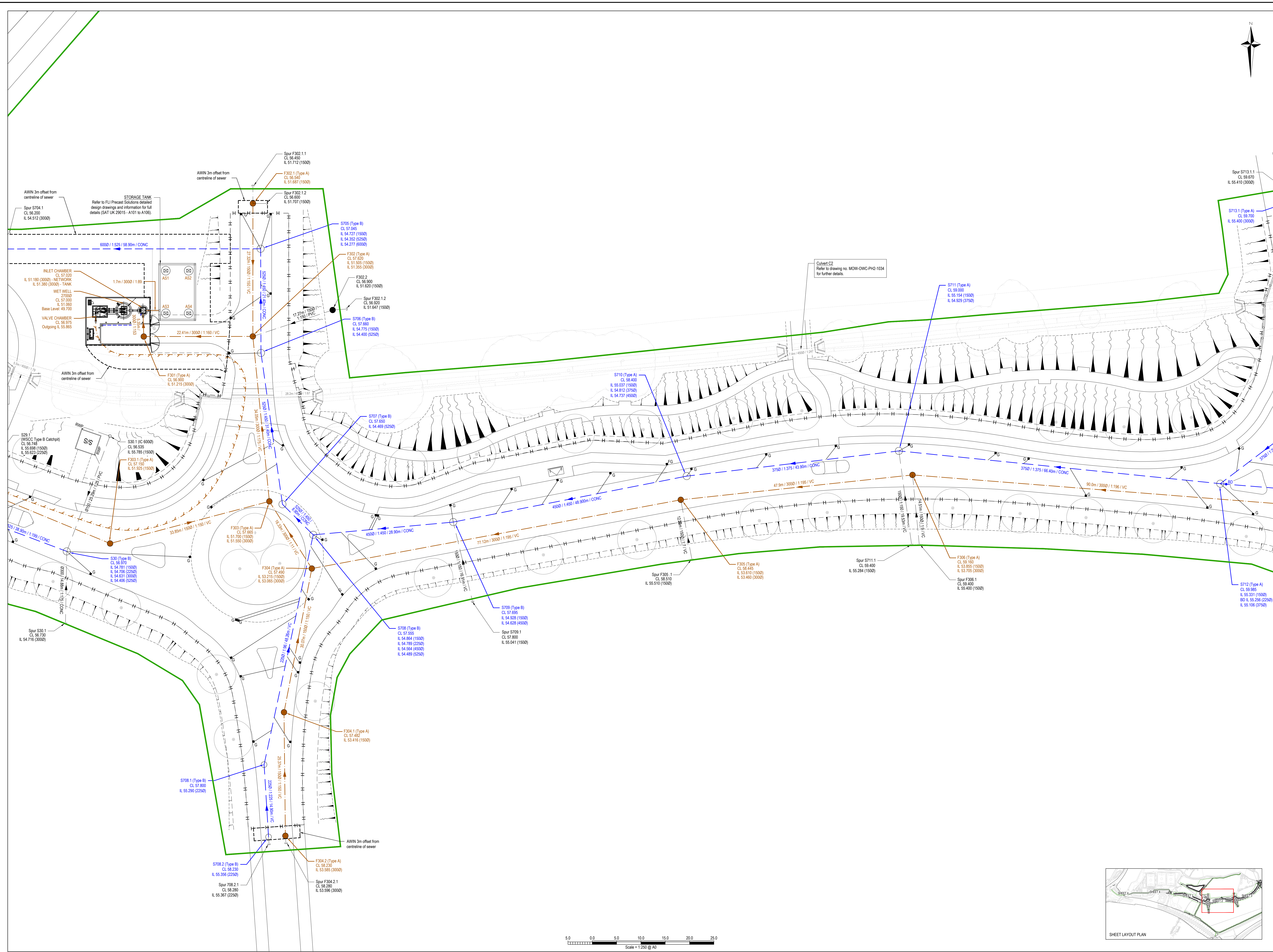




NOTES

- This drawing is to be read in conjunction with all other drawings and specifications.
- Any discrepancies found between information shown on this or any other drawing shall be reported to the Engineer immediately and prior to works commencing on site.
- Dimensions not to be scaled from this drawing for construction purposes.
- All pipework shall join at soffit level unless otherwise stated on the drawing or schedules.
- Cover/grade for chambers and gully gratings to be D400 or E600 within hard standing areas and C250 in soft landscaped areas. Refer to manhole schedules, drawing MOW-RMA2-PH2-2570, for further details. For all other details of manholes, inspection chambers, cover sizing and specifications, refer to the drainage standard details drawings.
- All manhole / inspection chamber covers to be installed parallel to final kerbs, edgings, paving joints or building lines as appropriate. Cover levels are approximate only. All covers to be set flush with finished surface.
- Invert levels of existing chambers have been taken from third party information and should be confirmed onsite prior to commencement of drainage works. Chdn levels at the proposed outfall location to be confirmed onsite prior to commencement of drainage works. Any discrepancies in the levels of the drainage should be reported immediately to the Engineer.
- It is the contractor's responsibility to ensure that all services that are affected by the works are located, marked out and protected if necessary, prior to works commencing and during construction. Trial holes are to be hand dug to locate services if necessary.
- Existing drainage that will serve no purpose post development is to be either removed or suitably stopped up by end capping or in filling with concrete with no hindrance to the retained system.
- All pipework pitting and installation shall be undertaken to Manufacturer's specification utilising proprietary products where applicable.
- Detailed as-built survey of all drainage to be provided upon completion for client approval.
- Drainage system to be cleaned and CCTV survey provided for client approval prior to completion.
- Gully connections to be 1500 Vitref Clay, unless noted otherwise.
- Gully connections to be 45° (70° max.).
- All adaptable pipework to be concrete or vitrefied clay, as annotated. Concrete pipes to comply with BS EN 1916 and BS EN 1916-1. Pipes shall be BSI Kitemarked, or have equivalent third party certification as appropriate.

KEY

- Application boundary.
- Extent of LULO S38278 Agreement dated 25th January 2024.
- Extent of proposed Highway Boundary.
- Proposed S104 surface water adoptable sewers. Direction of fall. Diameter / Length / Gradient / Material.
- Proposed private surface water sewers. Direction of fall. Diameter / Length / Gradient / Material.
- Proposed WSCC Highway surface water sewers. Direction of fall. Diameter / Length / Gradient / Material.
- WSCC Highway gully and connection. WSCC Footway gully and connection. Footway gullies to be fitted with pedestrian friendly grating.
- Proposed S104 adoptable surface water manhole (see drainage standard detail drawings MOW-GLA-RMA2-PH2-2575 - 2576 for references and chamber type specifications). Chamber reference No. (Chamber Type) Cover Level Invert Level (Pipe Diameter).
- Proposed S104 adoptable surface water flow control chamber, Hydro-Block, or similar approved. (see drainage standard detail drawings MOW-GLA-RMA2-PH2-2575 - 2576 for references and chamber type specifications). Chamber reference No. (Chamber Type) Cover Level Invert Level (Pipe Diameter).
- Existing surface water drainage constructed under LULO S38278 Agreement.
- Proposed S104 foul water adoptable sewers. Direction of fall. Diameter / Length / Gradient / Material.
- Proposed S104 adoptable foul water manhole (see drainage standard detail drawings MOW-GLA-RMA2-PH2-2575 - 2576 for references and chamber type specifications). Chamber reference No. (Chamber Type) Cover Level Invert Level (Pipe Diameter).
- Proposed S104 foul water rising main from foul water pump station 3 (FWPS3). Refer to drawing MOW-FWPS3-PH2-1002 for rising main long section and MOW-RMA2-PH2-2576 for air valve, washout and pipe bedding details.
- Proposed private foul water sewers. Direction of fall. Diameter / Length / Gradient / Material.
- Proposed culvert and headwalls.
- Proposed attenuation basin / outfall headwalls.
- No planting / building zone.

A4	No planting / building zone updated and AWIN annotation notes added.	06/07/2026	MM	CS
A3	Design updated to client comments.	01/05/2026	MM	CS
A2	Drainage layout and key updated to suit revised design details.	31/03/2026	MM	CS
A1	For comment and review.	06/03/2026	MM	

Rev	Description	Date	By	Chkd

Civil Engineering Highways Engineering
Structural Engineering Building Surveying
Transport Planning Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client: Legal & General (Strategic Land North Horsham) Ltd

Project: Mowbray (Land North of Horsham)

Title: RMA 2 S104 Agreement Plan Sheet 2 of 4

Engineer: C. Salt Date: March 2026

Director: J. Birch Scale: 1:250 @ A0

Status: APPROVAL

Drawing No. MOW-RMA2-PH2-3502	Rev. A4
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SHEET LAYOUT PLAN