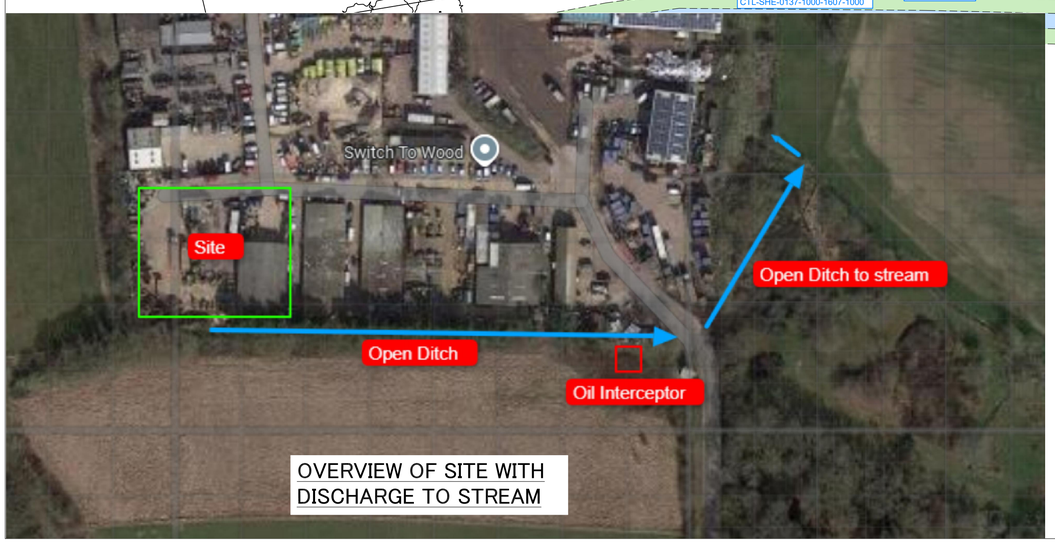
DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL

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





OVERVIEW OF SITE WITH DISCHARGE TO STREAM

DRAINAGE LEGEND

PROPOSED FEATURES

- FWD — Foul Drainage
- SWD — Surface Water Drainage
- Pipe crossing (thickening denotes pipe above)
- 100Ø Harvesting tank feed and 25Ø Water feed rising main from Rainwater Harvesting plant room - Designed by others
- CD — Channel drain
- Storm water inspection chamber (600Ø)
- Storm water catchpit chamber (600Ø)
- Storm water manhole (1200Ø)
- Storm water vortex flow control chamber
- FG — Trapped foul gully
- FW * — Soil stack (type TBC by architect/m&e engineer)
- Foul water inspection chamber (450Ø)
- 00.000 — Finished floor level
- 100Ø 4.5m 1:100 Z BED — Pipe info - diameter, length, gradient, bedding type

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

- 18.250 + — Proposed surface level
- 1:62 — Fall in surface and gradient

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 PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
10. 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.
11. ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
13. 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.
14. 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.
15. 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.
16. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVER'S, GULLIES, ETC, ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
19. 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
20. 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

Site Specific Notes

1. The proposed scheme consists of the construction of replacement commercial units along with additional communal parking at Firsland Park Estate in Albourne, West Sussex.
2. The British Geological Survey confirms the site geology to be made up of Clay.
3. A site specific soil investigation was carried out by Oakland Site Investigation in June 2024. The excavation of 6 No. boreholes confirmed the geology to be primarily clay with some gravel layers ranging from 0.3 to 0.52 mbgl. No groundwater was encountered during the site investigations with the boreholes ranging from depths of 3.45 - 5.45 mbgl.
4. Infiltration tests were carried out in 2 of the 6 boreholes which both failed with the water level failing to change.
5. The surface water runoff from both roof and hard paved areas are to be captured into a positive drainage network before discharging into the existing stream to the south at a restricted rate of 8.4 l/s.
6. Existing discharge calculations were carried out with the 1 in 2 year storm discharging into the stream at a rate of 16.8l/s. Therefore, the proposed 8.4 l/s discharge is a 50% betterment over the existing site for the 1 in 2 year storm and a 85% betterment for the 1 in 100 year storm.
7. The foul water is to be treated on site by a new package treatment plant with all treated effluent runoff discharging to the stream. No Environment Agency approval is required as the proposed discharge adheres to all binding rules.
8. A maintenance schedule has been carried out and will accompany this drainage layout.

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	18.03.25	REVISED TO INCLUDE RWHT PIPEWORK	LH	CS	CS
P-	30.10.24	PRELIMINARY ISSUE	LH	CS	CS

FOR PLANNING ONLY

cgs civils
Consulting Civil Engineers

CLIENT: FIRSLAND PARK ESTATE
ARCHITECT: GRHAM ASKEW
JOB TITLE: FIRSLAND PARK ESTATE ALBOURNE
DRAWING TITLE: DRAINAGE LAYOUT

DRAWN	ENGINEER	CHECKED	APPROVED
LH	C SLADE	CS	CS

DATE: OCT 2024 | SCALE @ A1: 1:200

JOB No.	STATUS	DRAWING No.	REV.
C3062	PL	101	PL1