



Drainage & Road Layout Drawing Notes

- The contractor is to check and verify all buildings, site dimensions and levels, including sewer invert levels, before works start on site.
- The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
- The contractor is to check the level of existing sewers which are to be used as an out-fall prior to commencement of any onsite drainage works. Any discrepancies are to be reported to the engineer.
- This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.
- Any anomaly or contradiction between any of the above or difference between actual and drawn details is to be reported to Vistry South East.
- Drainage to be adopted under Section 104 of the Water Industries Act 1991, shall be constructed and tested in accordance with the current edition of *Sewerage Sector Guidance Appendix C, Design and Construction Guidance*.
- Roads, footpaths and parking areas which form part of the highway to be adopted under Section 38 of the Highways Act 1980 shall comply with the relevant councils highway specification.
- All subgrade structures and unconsolidated material within the road construction width to be removed.
- Formation preparation to be in accordance with Highways Agency Specification for Highway Works (SHW) cl. 616. No prepared formation to be continuously exposed to rain causing degradation below design CBR or to be left uncovered overnight.
- Any soft, damaged or weak spots including peat contaminated material are to be excavated and replaced with SHW Type 1 in accordance with SHW cl.803 laid and compacted to cl 802, Table 8/4.
- Where ground conditions are deemed to be frost susceptible, refer to Ground Investigation report, track thickness shall be 450mm minimum thickness. All material within 450mm of road construction to be non-frost susceptible.
- Positions of existing services/statutory undertaker's apparatus adjacent to or crossing proposed sewers are to be checked by the contractor prior to starting work.
- The Contractor shall consider and take adequate measures to ensure surface water runoff during construction is managed to prevent pollution of surface water receptors and increased flood risk.

Proposed Drainage Legend

- Indicative site boundary
- Indicative plot finished floor level (FFL)
- Proposed S104 surface water sewer and manhole
- Proposed S104 foul water sewer and manhole
- Proposed S104 surface water demarcation chamber and lateral sewer
- Proposed S104 foul water demarcation chamber and lateral sewer
- Proposed S185 foul water diversion
- Adoptable/Private highway drain and connection
- Sewer easement: 3m either side of pipe centreline

Trees Constraints Legend

- Proposed tree protection fencing

Utilities Legend

- EHV cable (from records)
- EHV cable (from survey)
- HV cable (from records)
- HV cable to be abandoned (from records)
- HV cable proposed diversion
- LV cable (from records)

- BT Cable (from records)
- BT Cable (from survey)
- Gas main (from records)
- Gas main (from survey)
- Gas main to be abandoned (from records)
- Foul sewer (from records)

- Foul sewer to be abandoned (from records)
- Water from records
- Unknown utility (from survey)
- 15m Offset from Foul Sewerage Pumping Station
- Existing foul pumping station

Service information shown is derived from statutory undertakers' records and other available information and is provided for guidance only. All service locations should be verified on site prior to the commencement of works.

HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/Residual Risk
1	Construction	Risk of electrocution when excavating in proximity to High Voltage (HV) or Extra High Voltage (EHV) cables.	Underground services to be accurately located prior to works. All works to be carried out in agreement with the relevant utility supplier.
2	Construction	Working near a medium pressure gas pipe, with risk of gas release, fire, explosion or injury.	Underground services to be accurately located prior to works. All works to be carried out in agreement with the relevant utility supplier.

Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

General Notes

- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
- All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
- Do not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.
- Any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, to be reported to JNP Group for decision.
- Copyright reserved. This drawing may only be used for The Client and location specified in the title block. It may not be copied or disclosed to any third party without the prior written consent of JNP Group.
- This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.

Client: Vistry South East			
Job: Glebe Farm, Steyning			
Title: S104 Drainage Layout (Sheet 1 of 3)			
P05	01/04/2026	Trees updated to avoid drainage easements. S10-S11 moved.	SH
P04	18/03/2026	Private drainage for phases 2 & 3 included	AQ / SH
P03	16/02/2026	S106 connections labelled	AQ / SH
P02	11/02/2026	Revised private drainage and minor updates to main sewers	AQ / SH
P01	04/02/2026	First Issue	AQ / SH
Rev:	Date:	Description:	Drawn / Checked / Approved:
Subsity:			
S2 - Suitable for Information			
Classification: FL 60_20			
Scale @ A1: 1:500			
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number			
L4860 - JNP-XX-XX-DR-C-2060			
Revision: P05			

