

General notes:

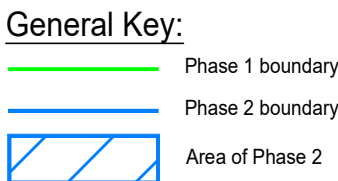
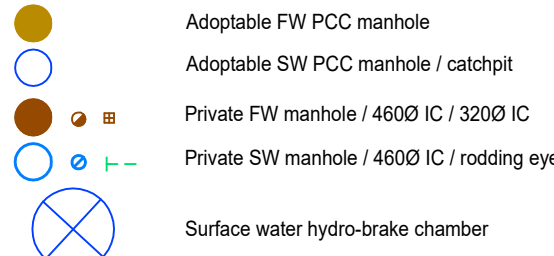
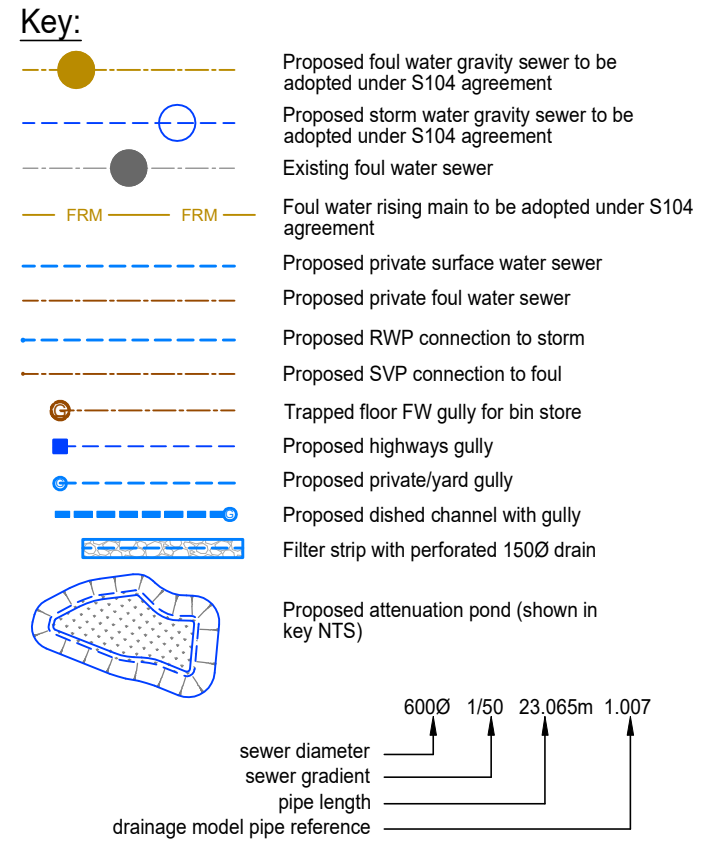
- This drawing is to be read in conjunction with all the relevant contract documentation.
- All dimensions are in m unless otherwise stated.
- The contractor is responsible for locating any existing services, for making provision for access to lay service to serve adjacent sites and for protecting any services to the satisfaction of the relevant utility company.
- The developer is to obtain all necessary licenses/ permissions before making connecting to existing sewers.
- Pipes to be connected soffit to soffit.
- All invert levels are to be checked on site prior to work commencing and any discrepancies reported immediately.
- Levels indicated are invert levels unless noted otherwise and are of lowest connection in manhole.
- Drawing based on:
 - Carlton Design Partnership - "Phase 1, Site External Works Layout", dwg No. H9390-2428-MSREXTW-01 rev.C07, dated 07/10/2025.
 - Stiteline Geospatial "Site Survey", dwg. No. 36WJ01A, rev.A, dated January 2025.
 - Encompas Geospatial "Topographical survey", dwg. No. ENC/160525/3700-S1, dated May 2025.
 - various documents provided by Client: Flood Risk Assessments, Drainage Strategy Layouts, sewer records utilities drawings, etc.

Adoptable drainage notes:

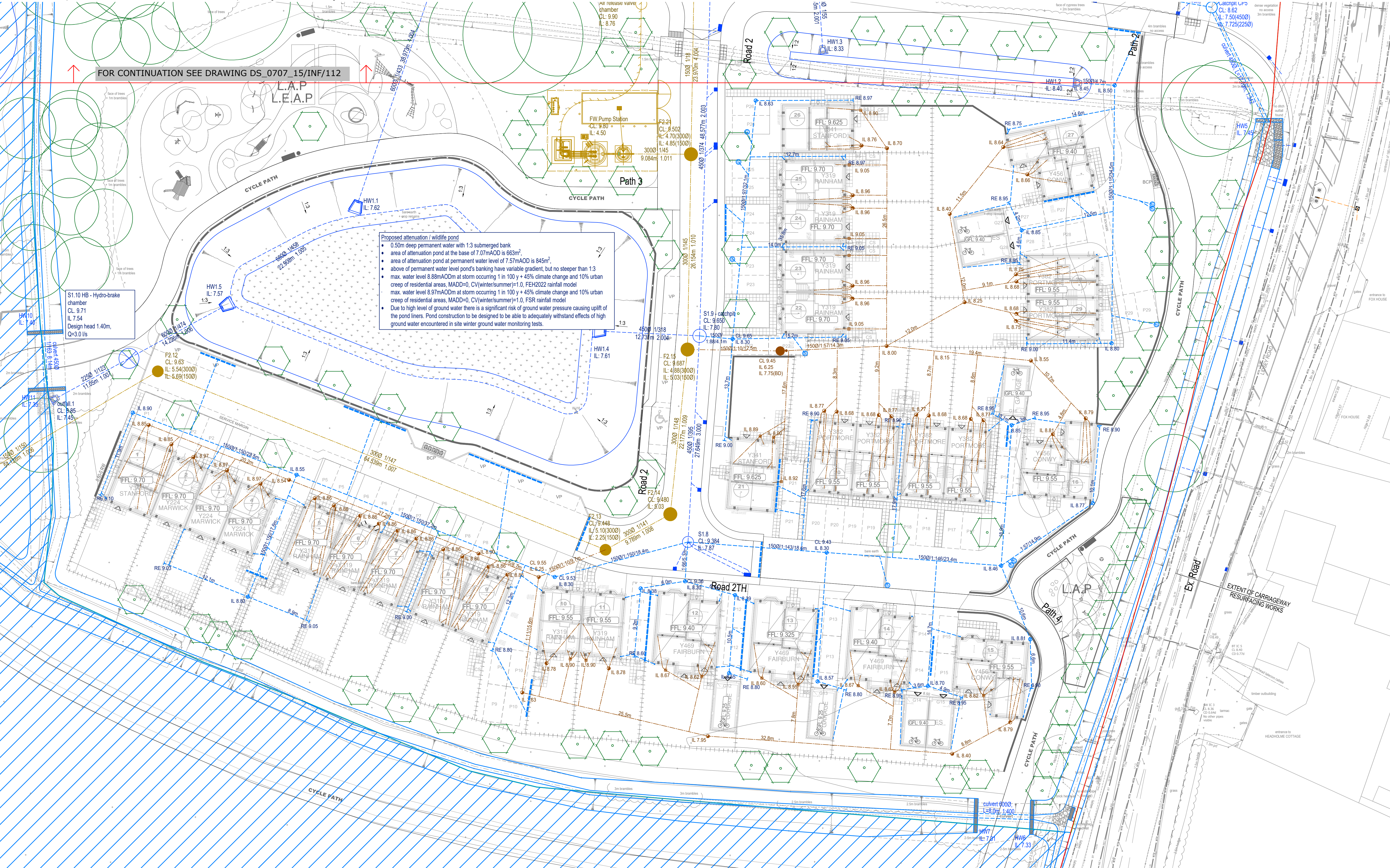
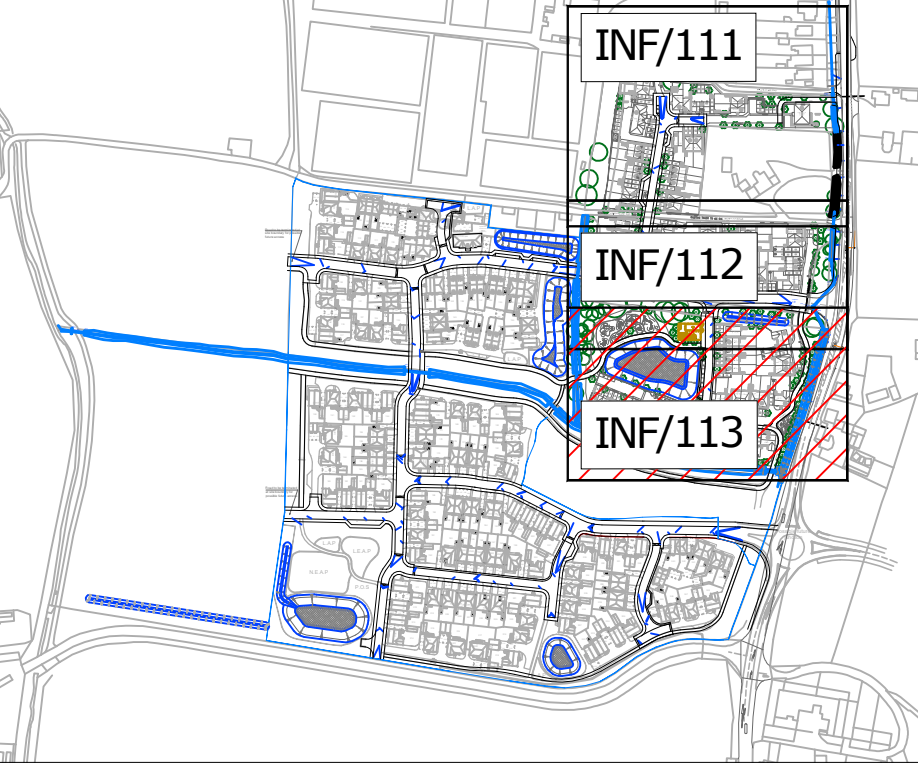
- Adoptable Drainage pipe material to be as follows:
 - 100/150/225/300mmØ - Vitrified Clay with flexible mechanical joints to BS EN 295 (foul and storm) and BS 65 (surface water only).
 - 375mmØ or larger - Class 120 concrete to BS 5911: Part 100 or 110 with gasket type joints of spigot and socket or rebated form.
 - Drainage run connecting into the adoptable manholes needs to be Class 120 concrete or Vitrified Clay as above stated.
- Adoptable SW pipes to be 150mm diameter and adoptable FW pipes to be 150mm diameter unless otherwise stated.
- All drainage with minimum cover (see note 9) beneath Adoptable Highway to be laid in Class 'S' bed and surround and with the collar below the formation of the carriageway.
- Additional fill beneath carriageway to be Type 1, capping or rockfill.
- Gravity surface water and foul water sewers on site are to be adopted under a Section 104 Agreement.
- Minimum depths of cover to the crown of pipes without protection should be as follows:
 - a. domestic gardens and pathways without any possibility of vehicular access - 0.35 m;
 - b. domestic driveways, parking areas and yards with restrictions to prevent entry by HGVs - 0.5 m;
 - c. domestic driveways, parking areas and narrow streets without footways (e.g. mews developments) with limited access for HGVs - 0.9 m;
 - d. agricultural land and public open space - 0.9 m;
 - e. other highways and parking areas with unrestricted access for HGVs - 1.2 m.
- All gully connections shall be 150mm dia for road gullies.
- Adoptable drainage is to conform to Design and Construction Guidance v.2.3.

Private drainage notes:

- All specifications and installations are to comply with The Building Regulations 2010 (2015 edition) approved documents (part H), relevant BS and manufacturers recommendations.
- All connections below the slab and from the building to be at an approximate minimum gradient of 1:40.
- Pipes to be 100mm dia. UPVC to BS4660 laid on class S granular bed and surround and backfilled in accordance with detail on drawing unless otherwise shown. Pipes with less than 0.6m cover in un-trafficked areas or 0.9m cover in trafficked areas to have min. of 100mm concrete surround class Z.
- Pipes running under buildings to have a min. of 100mm granular surround.
- Drainage run connecting into the adoptable manholes needs to be Class 120 concrete or Vitrified Clay as stated in the notes for the adoptable drainage.
- Inspection chambers and manholes.
- Brickwork Class B engineering to BS 3921, pre-cast concrete sections to BS 5911, plastic relevant BBA certificate.
- Rodding eyes and access fittings to be in accordance with BS 4660 and relevant BBA certificate.
- Inspection chambers and manholes to have removable non-ventilating covers to a load class as indicated on the manhole schedule.



Key Plan
Scale 1:5000@A1



- ADOPTABLE STORM WATER AND FOUL WATER DRAINAGE ARE SUBJECT TO S104 APPROVAL.
- ADOPTABLE ROADS ARE SUBJECT TO S38 APPROVAL.
- ANY ADOPTABLE ROADS AND DRAINAGE CONSTRUCTION WORKS THAT COMMENCE PRIOR TO S104 AND S38 TECHNICAL APPROVAL IS DONE AT THE DEVELOPERS RISK.

C	17.10.2025	Proposed landscaping layout attached AJM / PDB	Private SW/FW drainage amended to avoid locations of proposed trees	AJM / PDB
B	08.10.2025	Construction issue	Updated external works layout attached	AJM / PDB
A	20.06.2025	Planning layout replaced with site external works layout. Block sub-structure layout updated. Private drainage layout updated to suit external works layout and sub-structure layout.		AJM / PDB
I	19.05.2025			AJM / PDB
Rev.	Date	Description of issue		Rev/Chkd
Revisions:				
Issue Purpose:				
CONSTRUCTION				
Project				
Barratt Homes				
Land West of Lidsley Road				
Woodgate, West Sussex				
Drawing Title:				
Phase 1				
Storm Water and Foul Water				
Drainage Layout.				
Sheet 3				
Designer's Risk Assessment Reference:				
DS_0707_15/DRA/Civils				
Specification Reference:				
Drawing No.				
DS_0707_15/INF/113				
C				
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WD WILSONDEE Civil Designers				
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For guidance only. Do not scale off this drawing. Scale 1:1 10mm 20mm 30mm 40mm 50mm				