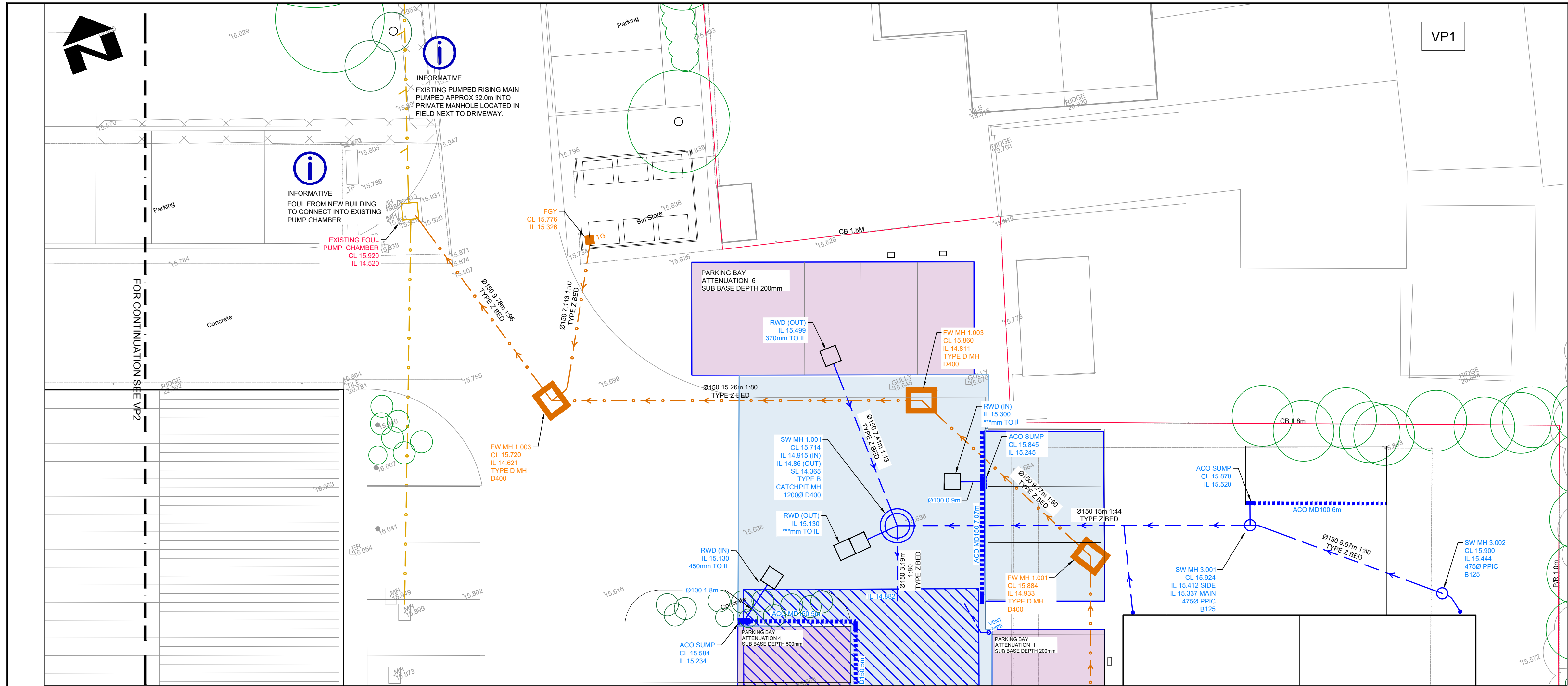
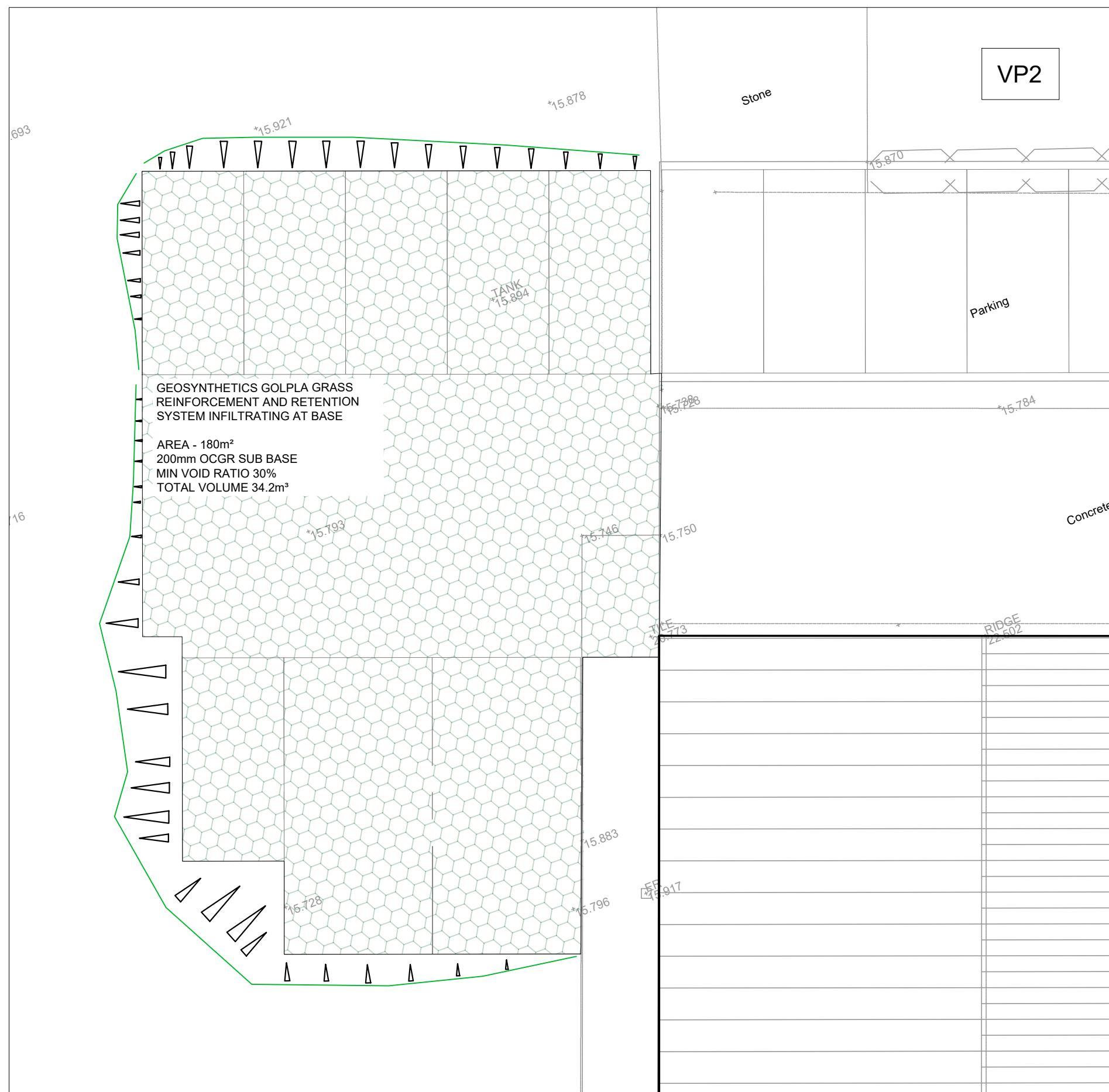




FOR CONTINUATION SEE DRAWING P27007-LRW-XX-XX-C-DR-7502



FOR CONTINUATION SEE VP1

## NOTES

### GENERAL

- 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 METRES 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.
- IT IS THE CONTRACTORS/SUBCONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS, CODES OF PRACTICE, CURRENT STANDARDS AND PRODUCT MANUFACTURES DETAILS AND SPECIFICATION.
- THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS AGREED DURING THE DURATION OF THE WORKS, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN 'AS-CONSTRUCTED' DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.

### DRAINAGE GENERAL

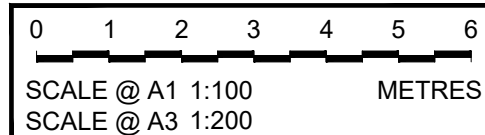
- BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER 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 CIVIL ENGINEER IMMEDIATELY.
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
- 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.
- ALL REDUNDANT DRAINAGE TO BE ABANDONED ONCE THE CONTRACTOR HAS SATISFIED HIMSELF THAT NO CONNECTIONS REMAIN LIVE. REDUNDANT DRAINAGE TO BE GRUBBED OUT.
- ALL FOUL WATER PIPE WORK IS TO BE VERIFIED CLAY UNLESS SPECIFIED OTHERWISE.

- ALL STORM WATER PIPE WORK IS TO BE STRUCTURED WALL PLASTIC UNLESS SPECIFIED OTHERWISE.
- ALL UN-REFERENCED PIPES ARE ASSUMED TO BE Ø100. MINIMUM CONSISTENT GRADIENTS ALONG THE WHOLE LENGTH OF THE PIPE AS LISTED BELOW:
  - FW MIN GRADIENT - 1 IN 80 (Ø100) NO WC'S CONNECTED
  - FW MIN GRADIENT - 1 IN 80 (Ø100) MIN 1 WC CONNECTED
  - FW MIN GRADIENT - 1 IN 150 (Ø150) MIN 5 WC'S CONNECTED
  - SW MIN GRADIENT - 1 IN 100 (Ø100)
  - SW MIN GRADIENT - 1 IN 150 (Ø150)
- PROPOSED COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS TO ENSURE THEY LAY FLUSH.
- ALL MANHOLE COVERS IN AREAS OF BLOCK PAVING, COLOURED SURFACING, PAVING SLABS OR OTHER DECORATIVE PAVING AREAS ARE TO BE RECESSED TO ACCEPT THE PARTICULAR SURFACING TYPE.
- ALL EXISTING MANHOLE COVERS, GULLIES, ETC. ARE TO BE RAISED TO SUIT NEW LEVEL AND BUILDING REGULATIONS PART-H.
- ROAD GULLY OUTLET PIPES ARE TO BE Ø150mm. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS.
- SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CLASS 2' CONCRETE SURROUND OR PAVING SLABS BRIDGING THE TRENCH SUBJECT TO THE HMO INSPECTOR'S REQUIREMENTS.
- ALL BELOW GROUND CONCRETE TO ACCORD WITH BS5328:1997/SULPHATE CLASS TBA.
- REFERENCE SHOULD BE MADE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.
- WHERE DRAINS PASS THROUGH FOUNDATIONS OR CONNECT TO MANHOLES, A FLEXIBLE PIPE JOINT SHOULD BE PROVIDED TO FORM A ROCKER PIPE IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
- WHERE DRAINAGE RUNS PASS CLOSE TO BUILDINGS OR THEIR INVERT LEVELS ARE BELOW FOUNDATION LEVEL, THEN THE TRENCHES ARE TO BE BACK FILLED IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
- ALL DOWNPIPES ARE TO BE SEALED AND CONNECTED DIRECTLY TO THE STORMWATER DRAIN. ACCESS POINTS ARE TO BE PROVIDED 1m ABOVE GROUND LEVEL FOR EXTERNAL RWPS AND 1m ABOVE FFL FOR INTERNAL RWPS. IF INTERNAL RWPS ARE TO BECOME INACCESSIBLE THEN ACCESS CHAMBERS ARE TO BE PROVIDED EXTERNALLY TO ACCESS EACH RWP.
- ALL ROAD GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES AND YARD GULLIES SHALL BE FITTED WITH GRADE B125 GRATING AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
- IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF SURFACE WATER SEWERS, ALL ROAD AND YARD GULLIES ARE TO BE 'TRAPPED'.

- UNLESS OTHERWISE NOTED, CHANNEL DRAINS ARE TO BE ACO MultiDrain MD SYSTEM WITH A15 GRATINGS IN PEDESTRIAN AREAS, C250 IN CAR PARKS AND D400 IN CARRIAGEWAYS. GRATING STYLE TO SUIT THE LANDSCAPE ARCHITECTS SPECIFICATION. SLOTTED CHANNEL TO BE USED FOR AREAS WITH FALLS <1:15 MESH GRATING TO BE USED WHERE FALLS >1:15. SHOULD THE CONTRACTOR WISH TO USE A DIFFERENT SYSTEM, PRIOR APPROVAL TO USE SHALL BE SOUGHT FROM THE ENGINEER.
- UNLESS OTHERWISE NOTED, ALL THRESHOLD DRAINS AT DOORWAYS ARE TO BE ACO THRESHOLD DRAINS. SHOULD THE CONTRACTOR WISH TO USE A DIFFERENT SYSTEM, PRIOR APPROVAL TO USE SHALL BE SOUGHT FROM THE ENGINEER.
- MODULAR GEOCELLULAR STORAGE/SOAKAWAY SYSTEM TO CONFORM TO CIRIA C697 THE SUDS MANUAL, C680 STRUCTURAL DESIGN OF MODULAR GEOCELLULAR DRAINAGE TANKS & C698 SITE HANDBOOK FOR THE CONSTRUCTION OF SUDS. THE MANUFACTURER SHOULD PROVIDE A COMPLETE SET OF INDEPENDENT TEST RESULTS FOR A PROPOSED SYSTEM INCLUDING, AS A MINIMUM, STRESS/STRAIN CURVES FOR VERTICAL AND LATERAL COMPRESSION, AND CREEP TESTS UNDER SUSTAINED LONG-TERM LOADS. A BBA CERTIFICATE IS NOT INDEPENDENT TEST DATA.
- NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA. NO PRIVATE DRAINS SHOULD FEED INTO PUBLIC MAINTAINED SYSTEMS UNLESS SPECIFIED/APPROVED.
- AIR TESTING OF THE NEW FOUL AND STORM WATER SYSTEMS TO BS EN 1610 BEFORE BACK FILLING.
- SOFT SPOTS IN FORMATION ARE TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

### DRAINAGE COMPLETION

- THE REMOVAL OF ANY CONSTRUCTION DEBRIS FROM THE NEW FOUL AND STORM WATER SYSTEMS BEFORE FINAL TESTING AND CCTV INSPECTION. NO DEBRIS IS TO BE DISCHARGED INTO SEWERS OR WATERCOURSES.
- POST CONSTRUCTION AIR TESTING OF THE NEW FOUL AND STORM WATER SYSTEMS TO BS EN 1610 PRIOR TO HANDOVER.
- COMPLETE CCTV INSPECTION SURVEY OF ALL THE NEW FOUL AND STORM WATER SYSTEMS IS TO BE CARRIED OUT BY A THIRD PARTY AND A DIGITAL COPY OF THE REPORT AND VIDEOS PROVIDED BY THE CONTRACTOR TO THE CIVIL ENGINEER FOR CHECKING BEFORE THE WORKS CAN BE SIGN OFF BY THE CLIENT.
- DIGITAL TOPOGRAPHICAL LEVELS SURVEY TO THE ORDNANCE SURVEY BENCHMARK DATUM OF ALL THE NEW CHAMBERS ON BOTH FOUL AND STORM WATER SYSTEMS AND SUPPLIED IN EITHER DWG OR DXF FORMAT PROVIDED BY THE CONTRACTOR TO THE CIVIL ENGINEER BEFORE THE WORKS CAN BE SIGN OFF BY THE CLIENT.
- PROVIDE MANUFACTURES OPERATION AND MAINTENANCE MANUALS FOR ANY INSTALLED PROPRIETARY PRODUCTS.



© CROWN COPYRIGHT AND DATABASE RIGHTS 2026  
ORDNANCE SURVEY 100019180



**IMPORTANT NOTE: CAUTION**  
ALL INFORMATION SHOWN ON THIS DRAWING FOR UNDERGROUND SERVICES/STATUTORY UNDERTAKERS' PLANT IS APPROXIMATE AND IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY. IT SHOULD NOT BE RELIED ON FOR EXCAVATION OR ANY OTHER WORKS PURPOSES AND CONTRACTORS MUST SATISFY THEMSELVES OF THEIR LOCATIONS PRIOR TO THE COMMENCEMENT OF WORKS.

## DRAINAGE LEGEND

### EXISTING FEATURES

- EXISTING FOUL WATER DRAIN AND MANHOLE TO BE RETAINED

### PROPOSED FEATURES

- SURFACE WATER DRAIN
- RAINWATER PIPE - REFER TO PUBLIC HEALTH ENGINEERS DRAWINGS FOR DETAILS OF TYPE
- ROAD GULLY (TRAPPED)
- CHANNEL DRAIN SYSTEM WITH SUMP UNIT
- THRESHOLD DRAIN DRAIN

- STORM WATER Ø475 PPIC 1200 DEEP MAX. MAX NO. OF PIPES 5 (Ø100/Ø150)
- STORM WATER MANHOLE Ø1200 (TYPE A OR B) TYPE B MAX DEPTH FROM COVER TO SOFFIT OF PIPE 3m TYPE A DEPTH FROM COVER TO SOFFIT OF PIPE 3m - 6m
- STORM WATER MANHOLE TYPE D INTERNAL DIMENSIONS 900x675mm DEPTH FROM COVER TO SOFFIT OF PIPE LESS THAN 1m
- STORM WATER FILTER MANHOLE
- STORM WATER MANHOLE BACKDROP
- STORM WATER SOAKAWAY / ATTENUATION TANK GL = GROUND LEVEL TOTL = TOP OF TANK LEVEL BOTL = BOTTOM OF TANK LEVEL
- ROAD SUB BASE ATTENUATION-VOID RATIO 30% (The road area is draining, treating and attenuating its own area to conform with STANDARD 2 of the SUDS guidance 2025)
- PARKING BAYS SUB BASE ATTENUATION-VOID RATIO 30% (The road area is draining, treating and attenuating its own area to conform with standard 2 of the suds guidance 2025)
- GRASS CRETE REINFORCEMENT SYSTEM

- FOUL WATER DRAIN
- FOUL WATER Ø475 PPIC 1200 DEEP MAX. MAX NO. OF PIPES 5 (Ø100/Ø150)
- FOUL WATER MANHOLE TYPE D INTERNAL DIMENSIONS 900x675mm DEPTH FROM COVER TO SOFFIT OF PIPE LESS THAN 1m
- PIPE DETAIL: Ø LENGTH, GRADIENT, BEDDING TYPE
- MANHOLE REFERENCE: COVER LEVEL, INVERT LEVEL, SUMP INVERT LEVEL, MH TYPE, CATCHPIT MANHOLE (IF REQUIRED), COVER GRADE

## WARNING SIGN LEGEND

INDICATES RISKS REQUIRING THE FOLLOWING

- FOR INFORMATION
- INFORMATIVE

| REV | AMENDMENTS                                                                                                                                                                                                                                                              | DATE     | CAD | CHK  | APPD |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----|------|------|
| P03 | THE SOAKAWAY HAS BEEN AMENDED FOLLOWING INFILTRATION TESTING CARRIED OUT AT NEW BASE OF SOAKAWAY LEVELS. SOAKAWAY HAS BEEN REDESIGNED BASED ON AN INFILTRATION TEST OF 2.0mm/hr. DAMAGE TESTING DATA CAN BE FOUND IN THE APPENDICES OF THE FLOOD RISK ASSESSMENT REPORT | 10/06/25 | LW  | N.K. | LW   |
| P02 | SURFACE WATER LAYOUT AMENDED. SOAKAWAY INCREASE IN VOLUME FOLLOWING SUDS FINAL DRAINAGE DESIGN. SOAKAWAY WATER GROUND WATER MONITORING DATA REVIEWED                                                                                                                    | 13/02/26 | LW  | N.K. | LW   |
| P01 | PLANNING ISSUE                                                                                                                                                                                                                                                          | 19/09/25 | LW  | N.K. | LW   |



85, Crooked Lane, Birtsmore, Chichester, West Sussex, PO20 7ET

A & J M COZENS

**ERECTION OF A COMMERCIAL BUILDING**  
(WITHIN USE CLASS E.G.) **PARKING, LANDSCAPING AND OTHER ASSOCIATED WORK**

**PROPOSED DRAINAGE LAYOUT**  
SHEET 1 of 2

| DATE    | 19.09.2025 | SCALE @ A1  | 1:100 @ A1          | STATUS | A   |
|---------|------------|-------------|---------------------|--------|-----|
| JOB NO. | P27002     | DRAWING NO. | LRW/XX/XX/DR/C/7501 | REV.   | P03 |