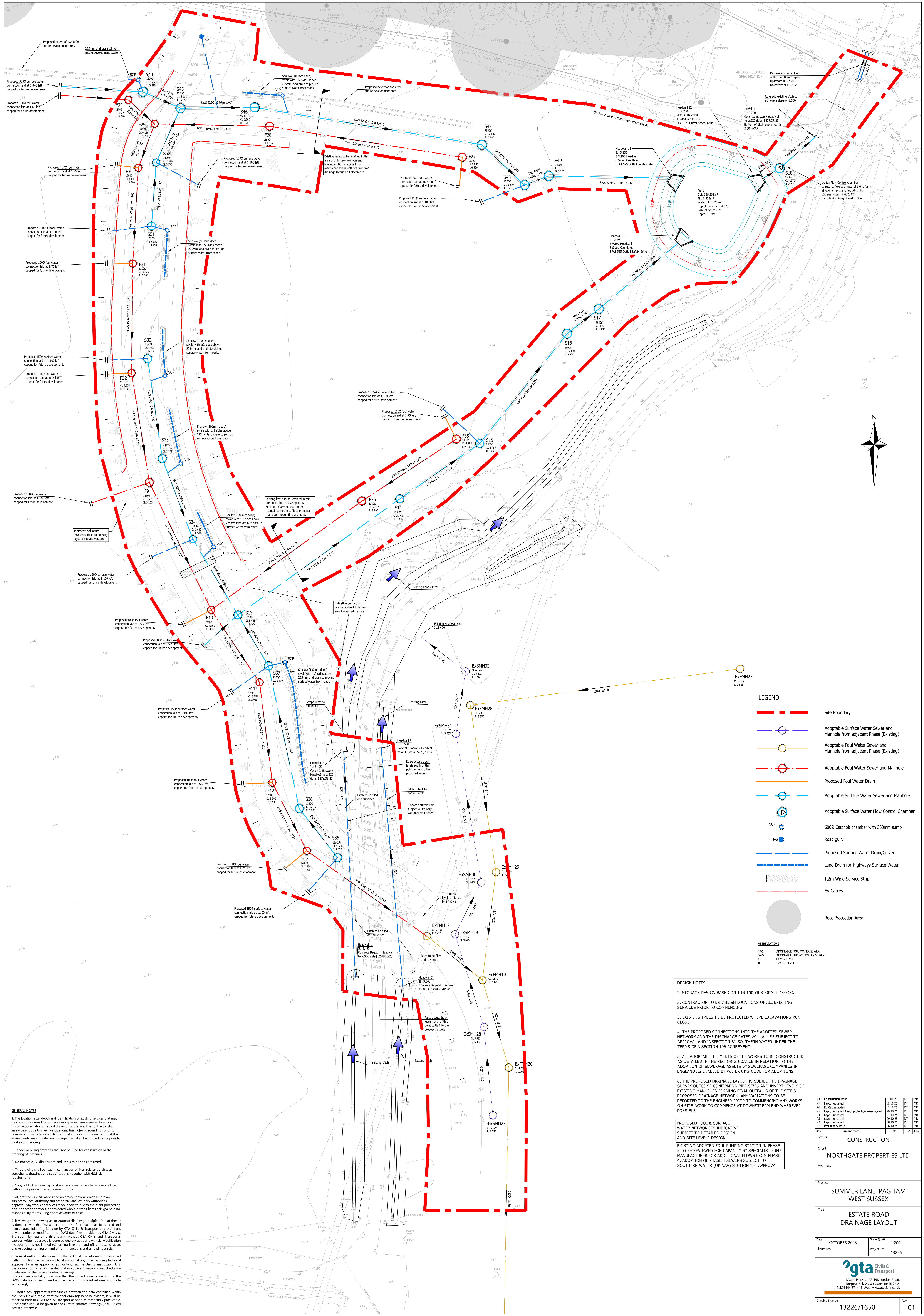




GENERAL NOTES

- The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non-invasive observations, record drawings or the list. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. Any discrepancies shall be notified to gta prior to works commencing.
- Tender or billing drawings shall not be used for construction or the ordering of materials.
- Do not scale. All dimensions and levels to be site confirmed.
- This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements.
- Copyright: This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.
- All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Client's risk. gta hold no responsibility for resulting abortive works or costs.
- If viewing this drawing as an AutoCAD file (dwg) in digital format then it is done so with this Disclaimer due to the fact that it can be altered and manipulated following its issue by GTA Civils & Transport and therefore any alteration or modification of DWG data files provided by GTA Civils & Transport, by you or a third party, without GTA Civils & Transport's express written approval, is done so entirely at your own risk. Modification includes but is not limited to turning layers on and off, unfreezing layers and relocking, turning on and off print functions and unloading x-refs.
- Your attention is also drawn to the fact that the information contained within this file may be subject to alteration at any time, pending technical approval from an approving authority or at the client's instruction. It is therefore strongly recommended that multiple and regular cross checks are made against the current contract drawings.
- It is your responsibility to ensure that the correct issue or revision of the DWG data file is being used and requests for updated information made accordingly.
- Should any apparent discrepancies between the data contained within the DWG file and the current contract drawings become evident, it must be reported back to GTA Civils & Transport as soon as reasonably practicable. Precedence should be given to the current contract drawings (PDF) unless advised otherwise.

DESIGN NOTES

- STORAGE DESIGN BASED ON 1 IN 100 YR STORM + 45%CC.
- CONTRACTOR TO ESTABLISH LOCATIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCING.
- EXISTING TREES TO BE PROTECTED WHERE EXCAVATIONS RUN CLOSE.
- THE PROPOSED CONNECTIONS INTO THE ADOPTED SEWER NETWORK AND THE DISCHARGE RATES WILL ALL BE SUBJECT TO APPROVAL AND INSPECTION BY SOUTHERN WATER UNDER THE TERMS OF A SECTION 106 AGREEMENT.
- ALL ADOPTABLE ELEMENTS OF THE WORKS TO BE CONSTRUCTED AS DETAILED IN THE SECTOR GUIDANCE IN RELATION TO THE ADOPTION OF SEWERAGE ASSETS BY SEWERAGE COMPANIES IN ENGLAND AS ENABLED BY WATER UK'S CODE FOR ADOPTIONS.
- THE PROPOSED DRAINAGE LAYOUT IS SUBJECT TO DRAINAGE SURVEY OUTCOME CONFIRMING PIPE SIZES AND INVERT LEVELS OF EXISTING MANHOLES FORMING FINAL OUTFALLS OF THE SITE'S PROPOSED DRAINAGE NETWORK. ANY VARIATIONS TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING ANY WORKS ON SITE. WORK TO COMMENCE AT DOWNSTREAM END WHEREVER POSSIBLE.

PROPOSED FOUL & SURFACE WATER NETWORK IS INDICATIVE. SUBJECT TO DETAILED DESIGN AND SITE LEVELS DESIGN.

EXISTING ADOPTED FOUL PUMPING STATION IN PHASE 3 TO BE REVIEWED FOR CAPACITY BY SPECIALIST PUMP MANUFACTURER FOR ADDITIONAL FLOWS FROM PHASE 4. ADOPTION OF PHASE 4 SEWERS SUBJECT TO SOUTHERN WATER (OR NAV) SECTION 104 APPROVAL.

LEGEND

- Site Boundary
- Adoptable Surface Water Sewer and Manhole from adjacent Phase (Existing)
- Adoptable Foul Water Sewer and Manhole from adjacent Phase (Existing)
- Adoptable Foul Water Sewer and Manhole
- Proposed Foul Water Drain
- Adoptable Surface Water Sewer and Manhole
- Adoptable Surface Water Flow Control Chamber
- 6000 Catchpit chamber with 300mm sump
- Road gully
- Proposed Surface Water Drain/Culvert
- Land Drain for Highways Surface Water
- 1.2m Wide Service Strip
- EV Cables
- Root Protection Area

ABBREVIATIONS

- PWS: ADOPTABLE FOUL WATER SEWER
- SWS: ADOPTABLE SURFACE WATER SEWER
- CL: COVER LEVEL
- IL: INVERT LEVEL

C1	Construction Issues	18.03.26	DT	NR
P7	Layout updated	18.11.25	DT	NR
P8	EV Cables added	12.11.25	DT	NR
P9	Layout updated & root protection areas added	28.10.25	DT	NR
P4	Layout updated	24.10.25	DT	NR
P3	Layout updated	08.10.25	DT	NR
P2	Preliminary Issue	06.10.25	DT	NR

Rev	Amendments	Date	Des	CNA
CONSTRUCTION				
Client				
NORTHGATE PROPERTIES LTD				
Architect				
Project				
SUMMER LANE, PAGHAM WEST SUSSEX				
Title				
ESTATE ROAD DRAINAGE LAYOUT				
Date	OCTOBER 2025	Scale to A2	1:200	
Client's Ref	Project Ref		13226	
 Mable House, 192-198 London Road Burgess Hill, West Sussex, RH15 9RD Tel:01448 871444 Web: www.gtacivils.co.uk				
Drawing Number	13226/1650			Rev
				C1