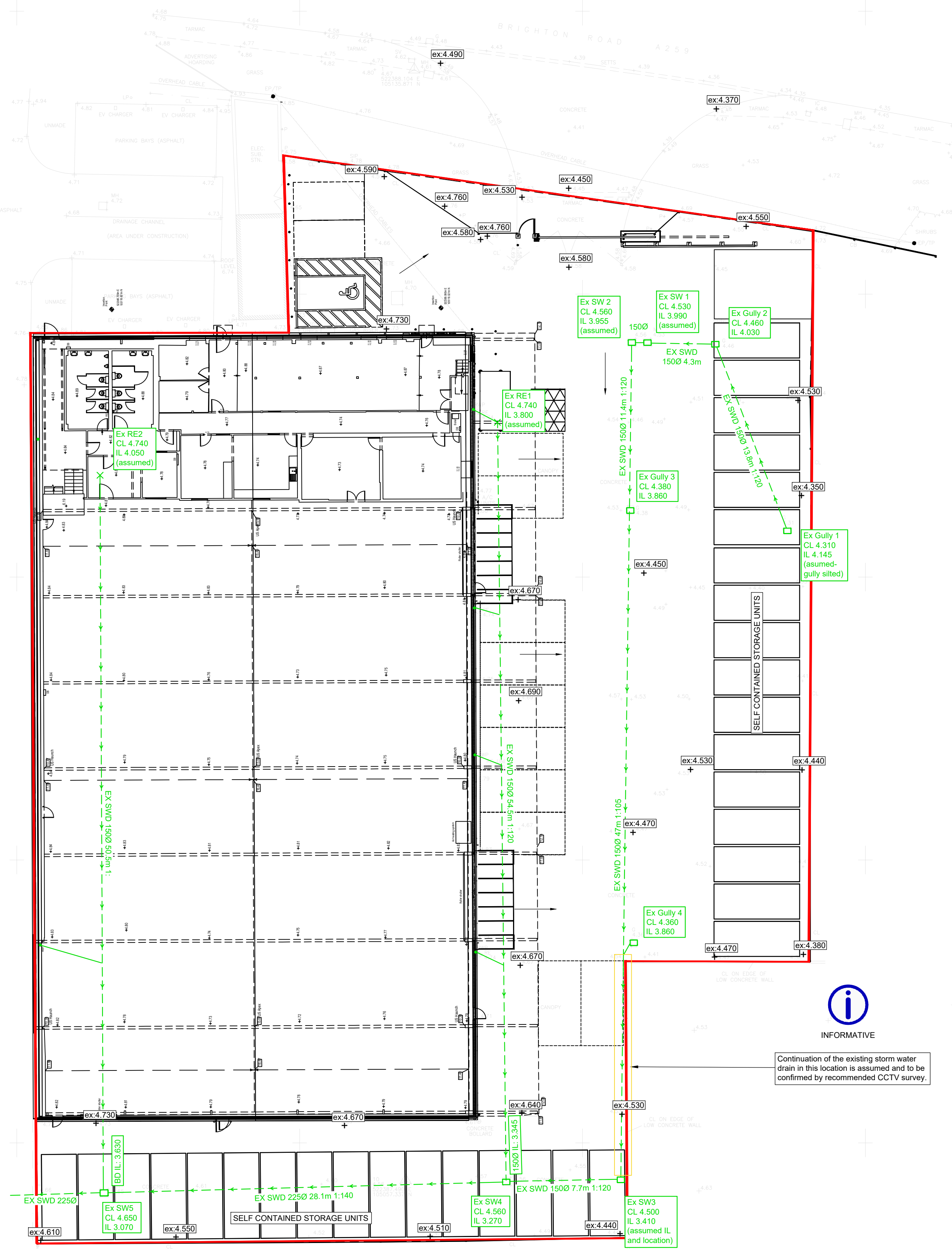




EXISTING FEATURES

Existing surface water sewer/drain and manhole as taken from topographical survey information and provided from HPM 'Indicative Drainage Strategy Layout 29141-200'

- 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 WITH 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 BEFORE 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 LIDS OF EXISTING PIPES MUST NOT BE SOFT TO SOFT 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, IS TO BE VITRIFIED CLAY TO BS EN 295 AND BS95 (SWS) OR CONCRETE PIPES TO BS EN 594 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 ADAPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION Laid DOWN DOWN IN 'SEWERS BY ADICTION' BS 594 PART 1, 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, TO THAT AN AS BUILT DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
 14. STUB CONNECTIONS TO ADAPTABLE 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 INTO ADAPTABLE AREAS AND VICE VERSA.
 17. ALL EXISTING MANHOLE COVERS, 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. PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURERS GUIDANCE.
 21. 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

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

P.	05.12.25	PRELIMINARY ISSUE	MR	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP
 Consulting Civil Engineers					
CLIENT					
OAKFIELD CONSTRUCTION LTD					
ARCHITECT					
S+SA ARCHITECTS					
JOB TITLE					
NEW WHARF, SHOREHAM BY SEA BN43 6RN					
DRAWING TITLE					
EXISTING DRAINAGE LAYOUT					
DRAWN		ENGINEER		CHECKED	APPROVED
MR		CS		CS	CS
DATE			SCALE @ A1		
DECEMBER 2025			1:200		
JOB No.		STATUS		DRAWING No.	
C3919		P		401	
				REV.	
				P-	

PRELIMINARY