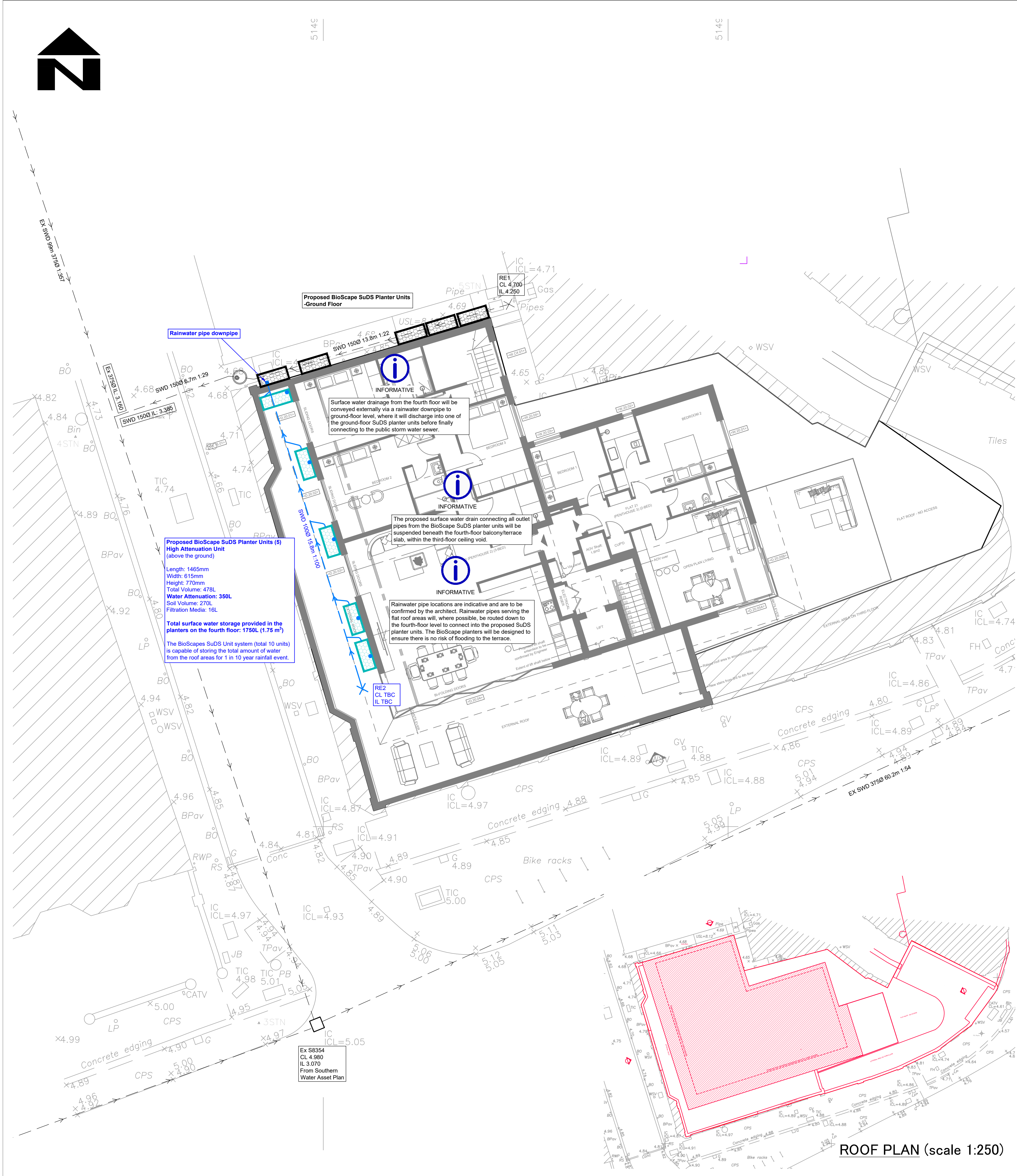




DRAINAGE LEGEND

EXISTING FEATURES

Existing surface water sewer/drain and manhole

PROPOSED FEATURES

Surface Water Drainage

Rainwater pipe

Storm water rodding eye

Storm water vortex flow control chamber

Proposed BioScape SuDS Planter Unit (above the ground)

Finished floor level

Pipe info - diameter, length, gradient, bedding type

ABBREVIATIONS

MH - MANHOLE  
IC - INSPECTION CHAMBER  
AC - ACCESS CHAMBER  
CP - CATCHPIT  
BC - BRAKE CHAMBER  
RE - RODDING EYE  
IL - INVERT LEVEL  
SL - SUMP LEVEL  
RA - RESTRICTED ACCESS COVER  
CL - COVER LEVEL  
TL - TOP OF CELLULAR SA  
BL - BASE OF CELLULAR SA  
FL - FORMATION LEVEL

Site Specific Notes

- The surface water drainage network has been designed for the critical 1 in 100-year storm event, with an additional 45% allowance for the predicted effects of climate change. However, due to site constraints and limited available space, it is not feasible to provide underground or open SuDS features capable of fully accommodating all surface water runoff generated by this event. Hydraulic calculations demonstrate that the proposed SuDS planter units can accommodate surface water runoff for the 1 in 10-year storm event, ensuring no on-site flooding, while operating within the agreed site discharge flow rate of 12.1 l/s.
- Hydraulic calculations based on FEH22 rainfall data.
- As the impermeable area of the development remains unchanged, and noting that the precise nature of the existing surface water discharge arrangement is not fully documented, the proposed surface water strategy focuses on supporting the site drainage in the most effective manner for the development. This is achieved by accommodating surface water runoff within the proposed BioScape SuDS raised planter units located above ground level, which provide approximately 3.5 m<sup>3</sup> of attenuation storage.
- Proposed storm water connection is to be agreed under S106 Southern Water application.

STANDARD DRAINAGE NOTES

- 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 METERS 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.
- 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 ENGINEER IMMEDIATELY.
- COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
- ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA.
- ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
- 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.
- ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
- THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
- STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
- 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.
- NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
- ALL EXISTING MANHOLE COVER'S, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT.
- 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.
- PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
- 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:-

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| P = 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-  | 19.12.25 | PRELIMINARY ISSUE | MR | CS  | CS  |
| REV | DATE     | DESCRIPTION       | BY | CHK | APP |

|                                                                                                                                 |                     |                    |                |  |  |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|----------------|--|--|
| <div><br/>Consulting Civil Engineers</div> |                     |                    |                |  |  |
| CLIENT<br>JO MURATAJ                                                                                                            |                     |                    |                |  |  |
| ARCHITECT<br>LIFE SIZE ARCHITECTURE                                                                                             |                     |                    |                |  |  |
| JOB TITLE<br>32-33 MARINE PARADE, WORTHING<br>BN11 3QA                                                                          |                     |                    |                |  |  |
| DRAWING TITLE<br>PROPOSED DRAINAGE PLAN<br>FOURTH FLOOR                                                                         |                     |                    |                |  |  |
| DRAWN<br>MR                                                                                                                     | ENGINEER<br>CS      | CHECKED<br>CS      | APPROVED<br>CS |  |  |
| DATE<br>DEC 2025                                                                                                                | SCALE @ A1<br>1:100 |                    |                |  |  |
| JOB No.<br>C3937                                                                                                                | STATUS<br>P         | DRAWING No.<br>102 | REV.<br>P-     |  |  |

PRELIMINARY

DESIGN SUBJECT TO THE APPROVAL OF:  
PLANNING AUTHORITY  
BUILDING CONTROL  
WATER AUTHORITY

DESIGN SUBJECT TO THE CONFIRMATION OF:  
EXTERNAL LEVELS DESIGN  
LOCATION AND DEPTH OF EXISTING UTILITIES

ROOF PLAN (scale 1:250)