



Engineering Key:

- AF1 — Indicates adoptable foul sewer
- AS1 — Indicates adoptable storm sewer
- F1 — Foul private water inspection chamber/manhole
- S1 — Storm private water inspection chamber/manhole
- Indicates Back drop
- Rodding eye
- Rainwater down pipe
- Perforated distribution pipe and baffle
- Soil vent pipe/internal drainage point
- 1000/13 — Pipe diameter / Pipe gradient
- Denotes direction of surface fall
- Yard gully
- Road gully
- 'ACO' channel drain or similar approved, Channel to incorporate silt trap at outfall.
- F.F.L. — Proposed building finished floor level
- 9.650 — Proposed finished level
- Indicates extent of permeable paving
- Denotes area of no dig construction
- Exceedance flow route
- Indicates Tree Root Protection Area

Surface Water Schedule						
Manhole Ref	Cover Level	Invert level	Depth to Pipe invert (mm)	Type	Cover Grade	Comments
S1	9.850	8.900	950	3F	A15	
S2	9.900	8.795	1105	3F	A15	
S3	9.725	8.626	1099	3F	A15	
S4	8.850	8.513	1337	3F	A15	
S5	9.850	8.376	1474	B	A15	Catchpit
S6	9.600	8.326	1274	B	A15	Catchpit
S7	9.850	9.100	750	3F	A15	
S8	9.700	8.950	750	3F	A15	
S9	9.850	8.840	1010	3F	A15	
S10	9.575	8.638	937	3F	A15	
S11	9.850	8.532	1318	3F	A15	
S12	9.700	8.950	750	3F	A15	
S13	9.700	8.796	904	3F	A15	
S14	9.700	8.630	1070	3F	A15	
S15	9.500	8.414	1086	B	B125	Catchpit
S16	9.550	8.900	750	3F	A15	
S17	9.425	8.638	787	3F	A15	

Foul Water Schedule						
Manhole Ref	Cover Level	Invert level	Depth to Pipe invert (mm)	Type	Cover Grade	Comments
F1	9.900	7.650	2250	3F	A15	
F2	9.700	7.850	1850	3F	A15	
F3	9.900	8.050	1850	3F	A15	
F4	8.800	8.800	1000	3F	A15	
F5	9.850	9.100	750	3F	A15	
F6	9.850	8.850	1000	3F	A15	
F7	9.550	8.350	1200	3F	A15	
F8	9.300	8.800	500	3F	A15	
F9	9.600	8.075	1525	3F	B125	
F10	9.600	8.000	1600	3F	A15	
F11	9.700	7.825	1875	3F	A15	
F12	9.700	7.700	2000	3F	A15	

- Notes:**
- All pipe runs are to be 100mm nominal diameter unless otherwise stated.
 - SVP and RWP locations are assumed. For information and setting out of internal drainage points refer to Architect's layout drawings.
 - All chamber cover levels given are approximate to +/- 50mm.
 - Pipe gradients are for guidance only. For precise invert levels of manholes, please refer to manhole schedule.
 - All private drainage beneath adoptable carriageway shall be vitrified clay extra strength and with concrete bed and surround should cover depth be less than 1.2m.
 - All level entrances with no channel drain indicated to have level threshold drain installed to architect's details, discharging to granular pit underneath.
 - All soakaways to be a minimum of 5m away from any building/structure.
 - Existing flows during all phases of diversionary drainage works.
 - All redundant private pipework to be broken out and connections stopped up.
 - Manhole / Inspection chamber covers to be upgraded to D400 where site traffic is expected to drive over them during development construction.
 - Soakaways are based on a discharge rate of 5.8x10-6m/s

C2	SOAKAWAYS UPDATED FOLLOWING FURTHER TESTING	18.11.25
C1	UPDATED TO LLFA COMMENTS	30.07.25
P4	UPDATED TO LATEST SUBSTATION ALTERATION	30.07.25
P3	UPDATED TO LATEST LANDSCAPING PLAN	16.07.25
F2	SOAKAWAYS COMBINED INTO ONE	30.06.25
P1	PRELIMINARY ISSUE DRAWING	20.06.25
REV	REVISIONS	DATE

PROJECT
**KINGSTON LANE
SHOREHAM-ON-SEA**

TITLE
DRAINAGE AND LEVELS PLAN

CLIENT

M. PEGRAM & ASSOCIATES LTD
BUILDING DESIGN CONSULTANTS
CIVIL & STRUCTURAL ENGINEERS
12-13 Thames Street
Sunbury-on-Thames
Middlesex TW16 5QP
Tel: 01932 779787

A
e-mail: mike@mpegram.co.uk
Web: www.mpegram.co.uk

DRAWN	SCALE	JOB NO
LK	1:200 @A1	2512
CHECKED	DATE	DRG NO
LRW	JUN 25	500
REV		C2

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