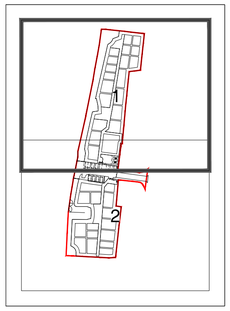
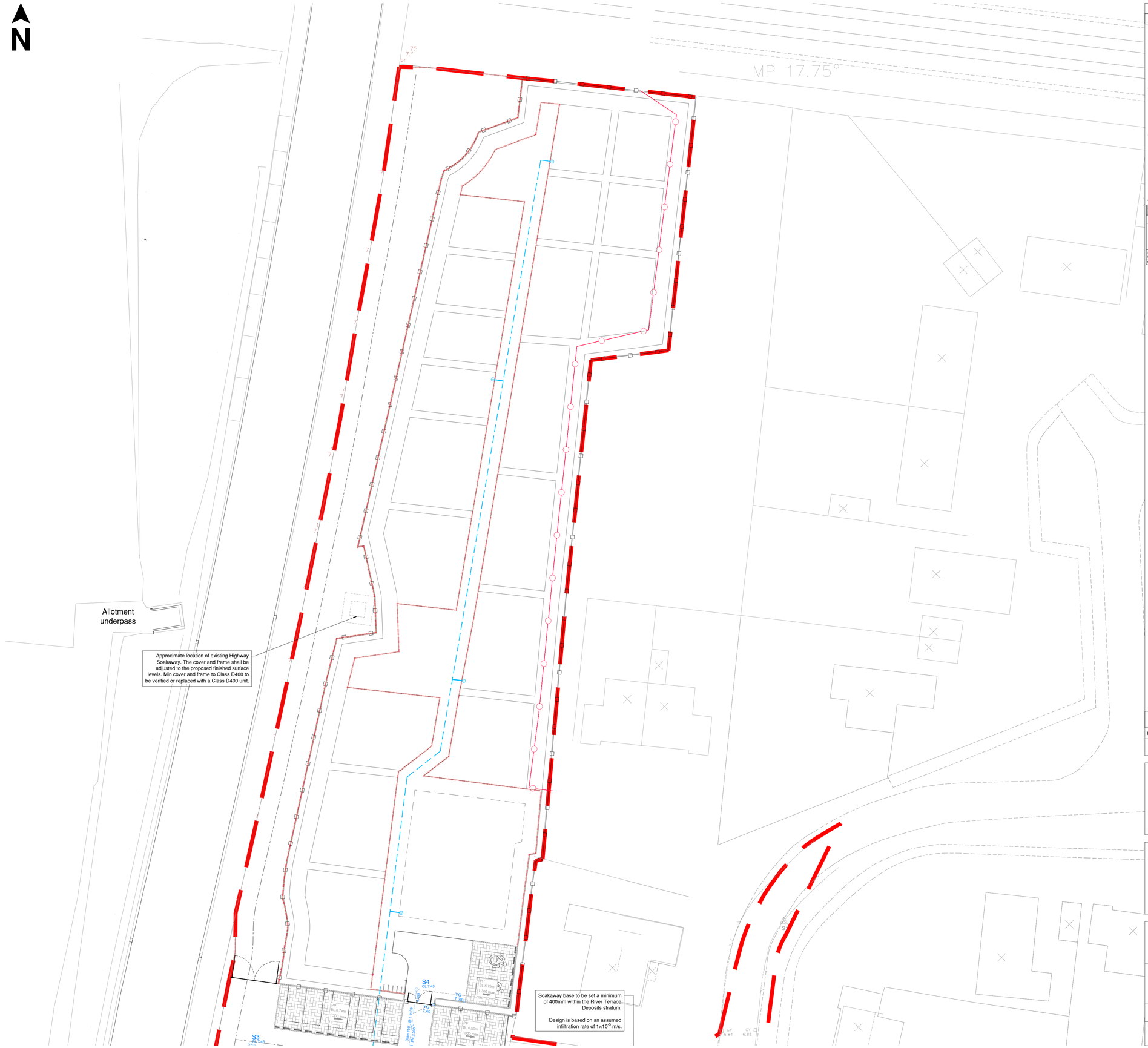


KEY PLAN
Not to Scale

N



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NOTES:

GENERAL:

1. All levels are in metres above ordnance datum (AOD) unless otherwise stated.
2. Where applicable, all depths are referenced to the topographical survey levels (AOD) and not to any modified ground surface levels resulting from the placement or removal of stockpiles or other temporary materials.
3. Do not scale from this drawing. Only written dimensions are to be used.
4. This drawing must be read in conjunction with all other relevant documents and drawings issued by Vine CE, as listed in the final drawing register, including Architect's and Structural Engineer's drawings and specifications.
5. Note that the electronic information in this drawing cannot be guaranteed as dimensionally exact. Figured dimensions must be used for setting out and detailing purposes.
6. Promptly report any discrepancies or variances to Vine CE for timely clarification before commencing the works.

BASIS OF DESIGN / THIRD PARTY REFERENCES:
The background information shown on this drawing is based on the following:

A. Site Layout: Persimmon Homes (Thames Valley), Ref. 5111_NMA_100, Rev. A dated Mar.2024.
B. Holly Drive Topographical Survey: MK Surveys,, Ref. 34710 Rev. - dated August 2024.
C. Lymington Bypass Topographical Survey: Breheny Civil Engineering,, Ref. BCE/01410/AC/0700 Rev. AC dated 20.07.2024.
D. Allotment Topographical Survey: Sub Vision Surveys,, Ref. SS-PH-013 Rev. - dated Mar. 2022.
E. VCE accepts no responsibility for inaccuracies in the data provided by third parties.

DRAINAGE NOTES:

1. The LEAP Environmental Remediation Method Statement indicates that the ground in the area of the proposed soakaway is not affected by contamination. No surface water infiltration shall occur in contaminated ground unless appropriate remediation has been undertaken.
2. Sewers and drains to be constructed in accordance with the Building Regulations, BS EN 752 and the Sewerage Section Guidance.
3. The indicated cover levels are nominal and subject to adjustment to suit finished ground levels as necessary.
4. All manhole ironworks to comply with BS EN 124, and be stamped with BSI Kitemark.
5. Manhole covers to have sufficient durability of skid resistance to BS EN 124 to ensure robust slip-resistance in dry, wet, or worn conditions.
6. Align manhole covers parallel to the adjacent kerbline, unless there is a valid reason for an alternative orientation.
7. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
8. Gully laterals are to be to SHW Clause 501 and BS EN 1401 if they are to be UPVC.

Table 1: Domestic Drainage Manhole Types and Cover Loading Classes

TYPE	DEPTH	DESCRIPTION	TYPE	DEPTH	DESCRIPTION	COVER LOADING CLASS	
						LOCATION	CLASS
B	1.5m to 3.0m	min. 1200mm diameter Rigid (PCC) access chamber (Man Entry)	D-F	0.6m to 3.0m	min. 450mm diameter Flexible (uPVC) access chamber (Non Entry)	Road / Shared access	D400
C	<1.5m	min. 1350mm diameter Rigid (PCC) access chamber (Man Entry)				Driveway/ Crossover	B125
						Garden/ Pedestrian/ Bridleway/ Cycleway	A15
Type B manholes to be used where more than 10 properties are connected.			Type D manholes to be used where 10 or less properties are connected.				
Note (1): All domestic manholes to be type D-F with suitable cover load class unless otherwise annotated on the layout.							

KEY:

Application Boundary
(as shown on site layout)

Private Surface Water Manhole and Sewer
(Manhole Type shown where required) (CP)= Catchpit required
with min. 500mm deep sump
(Refer to drawing number 519.1.VCE.0505 for details)
S01.01 (B) (CP)
CL177.00
IL175.50

Private Yard Gully with 100mm min./150mm dia. outlet pipe with 150mm min. Type Z concrete bed and surround. Class D400 hinged gully grate and frame.
(Refer to drawing number 519.1.VCE.0506 for details)
YG
000.00

Linear Drainage Channel ('Aco', 'Filcoten' or similar), D400 grating load class
Grating to be heelsafe, anti-slip & CE marked
(Refer to drawing number 519.1.VCE.0506 for details)
Linear drain

Private Cellular Soakaway
(Refer to drawing number 519.1.VCE.0506 for details)

Indicative Alignment of 30mm Ø Metered Water Supply
(Subject to utility engineer's details)

Indicative Location of a Water Tap
(Subject to detailed specification by others)

Permeable Paving Fin Drain
(Refer to drawing number 519.1.VCE.0701 for details)

Permeable Paving Details
Sub-base Level / Sub-base gradient
(Refer to drawing number 519.1.VCE.0701 for details)
FFL
CL 6.48
1:100 Max.
Gradient

The contractor must contact utilities companies prior to excavation to identify buried and overhead services. It is their responsibility to locate and protect these services in accordance with HSE guidance (HSG47 and GS6). Any existing services that fall within the proposed construction layers must be lowered below the sub-base level.

0m 2.5m 5m 10m 15m 20m 25m
SCALE BAR 1:250 at A1

REV	DATE	DESCRIPTION:	DRN	CKD	APP
T4	27.05.26	Soakaway location revised, additional storage provided within permeable paving.	SRV	VPI	VPI

STATUS: TENDER ISSUE

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SITE: LITTLEHAMPTON
SOUTHERN ALLOTMENTS
WEST SUSSEX
VCE REF. 007-1004

TITLE: DRAINAGE LAYOUT
SHEET 1 OF 2

SCALE AT A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:250	27.06.2025	SRV	VPI	VPI

PROJECT NO:	DRAWING NO:	REVISION:
519	519.1.VCE.0501	T4