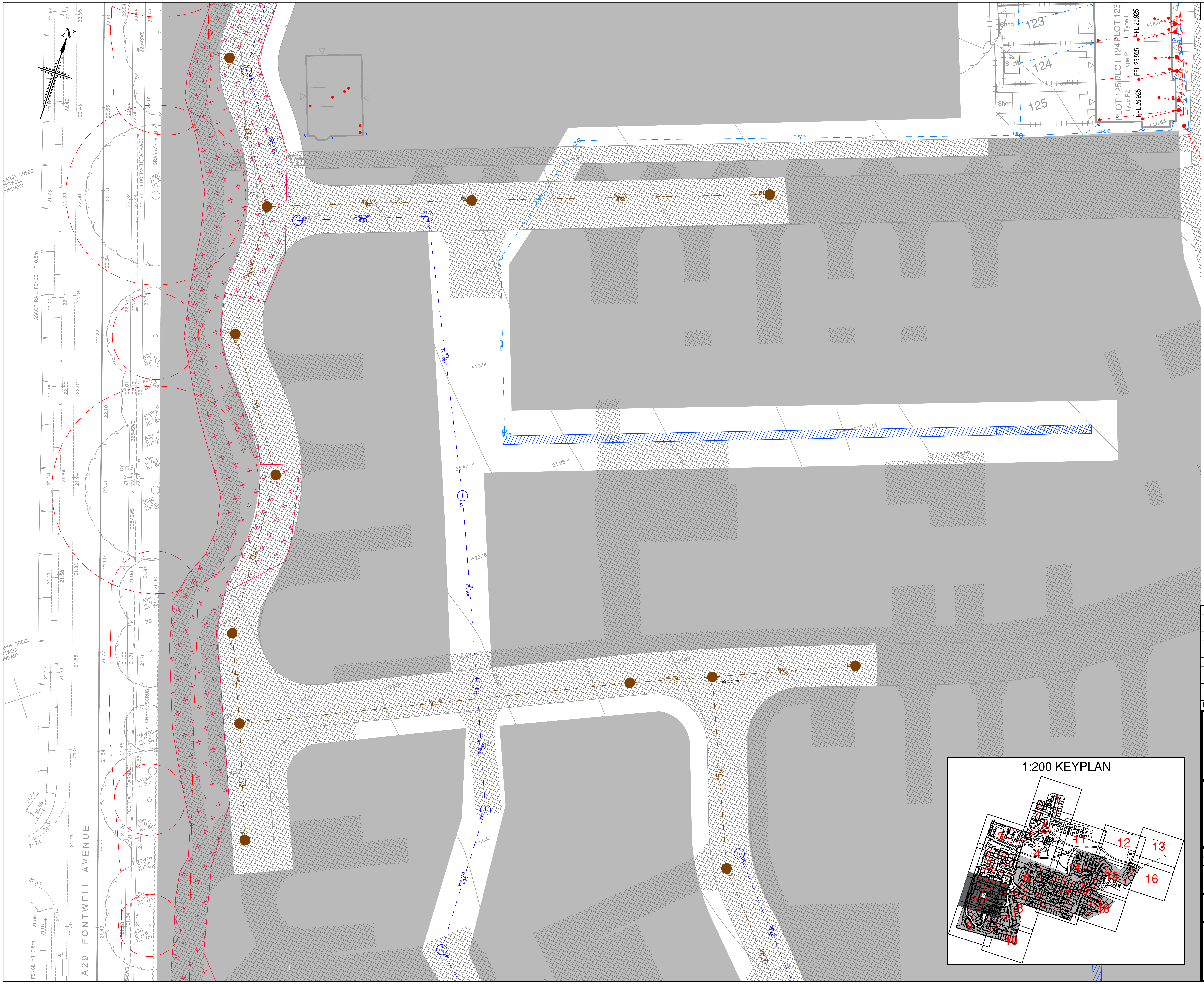
N
A29 FONTWELL AVENUE
ASCOT RAIL FENCE HT 0.6m
LARGE TREES FONTWELL BOUNDARY
FOOTPATH(TARMAC)
GRASS/SCRUB
225ØSWS
LIME
ASH G 0.5 HT 7m
MAPLE G 1.0 HT 8m
ASH G 0.4 HT 6m
PINE G 3.0 HT 20m
ASH G 0.6 HT 6m
HAWTHORN G 0.6 HT 5m
STUMP G 3.0
ASH G 0.5 HT 6m
ROWAN G 0.4 HT 4m
ASH G 0.8 HT 7m
ASH G 0.6 HT 7m
GY
RS
BT
FENCE HT 0.6m
PLOT 123 Type P FFL 26.925
PLOT 124 Type P FFL 26.925
PLOT 125 Type P2 FFL 26.925
Shed
123
124
125
+26.84
+26.51
+26.65
+25.90
+24.67
+23.85
+23.66
23.42 +
23.95 +
+25.33
+23.58
+23.16
+22.55
22.94
+25.99
24.44 +
S88
S89
S90
S91
S92
S135
F79
F80
F84
F85
F86
F87
F88
150Ø 1/119 49.001
300Ø 1/204 18.008
300Ø 1/248 18.009
225Ø 1/35
225Ø 1/167
150Ø 1/95 49.000
150Ø 1/36
300Ø 1/247 18.010
300Ø 1/244 18.011
300Ø 1/245 18.012
150Ø 1/129 38.017
100Ø 1/6 51.000
BD IL: 20.719
PF570
PF571
PF572
PF573
PF574
PF575
1:200 KEYPLAN
1
2
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ARUN DISTRICT COUNCIL WA/99/20/DOC

NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & the WRC Guide Sewers for Adoption 6th Edition & interim Technical Addendum.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2494, bedded & backfilled in accordance with manufacturers instructions.
5. All construction to be in accordance with Sewers for Adoption - 6th Edition & Interim Technical Addendum and Icosa Water specific requirements.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 or more RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ Drains are to be laid to minimum fall of 1 in 80 and 150mmØ Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site Layout and boundary based on AAP Architecture Proposed Site Layout, drawing numbers P1549.11 Revision ZZZZE received on 26/10/2020
18. Topographic Survey taken from mksurveys Topographical Survey drawing number 25802, Sheets 1-3, dated 05.10.18.
19. Architectural blocks based on AAP Architecture Sub Structures, as received 19/11/2020 & 25/11/2020.
20. Tree survey information is based on FPCR Environmental and design Ltd, Drawing Number 6233-A-02 to 20 dated May 2018.
21. This drawing should be read in conjunction other External Levels Layouts , Highways Longitudinal Sections (FON-162-01 to 05), Foul Water Sewer Longitudinal Sections (FON-160-01 to 04), Surface Water Sewer Longitudinal Sections (FON-161-01 to 03), Highways Construction Details (FON-180-01 to 02), Highways Contours Layouts (FON/121-01 to 18), Highways Setting out Layout (FON-113-01 to 02), Highways Setting Out Coordinate Listings (FON-113-03), Drainage Construction Details (FON-181-01 to 02), Foul Water Manhole Schedules (FON-141-01 to 03), Domestic Drainage Layouts (FON-130-01 to 18), Domestic Drainage Construction Details (FON-182-01 to 02), Surface Water Attenuation Details (FON-183-01 to 02) and Building Setting Out Layouts (FON-110-01 to 18).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	TYPE	DEPTH RANGE	DESCRIPTION
3	0.6m to 3.0m	min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading	6	0.6m to 1.0m	min. 450mm diameter Flexible / Rigid access chamber (Non Entry)
			7	0.6m to 2.0m	min. 450 or 450x450mm diameter Flexible access chamber (Non Entry)
4	0.6m to 3.0m	min. 450mm diameter Flexible / Rigid access chamber (Non Entry) in areas subject to light vehicle loading	8	0.0m to 0.6m	min. 190 or 225x100mm diameter Flexible access chamber (Non Entry)
5	0.6m to 1.0m	min. 450mm diameter Flexible / Rigid access chamber (Non Entry)			

LOCATION	CODE	COVER GRADE	RE		
Road Driveway Garden	R D G	D400 B125 A15			Rodding point at head of drain

KEY

Site Boundary not shown awaiting confirmed planning architects Site Boundary	🟥
FFL = Plot / Garage Finished Floor Level	FFL=26.80
Main Surface Water Sewers	Backdrop S6
Adoptable Foul Water Sewers	F62
Private Surface Water Domestic Drainage	S4.6
Foul Water Domestic Drainage	F61.23
House connection via 300mm dia. shallow access chamber not more than 600mm deep ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type 5 chambers to be used.***	
Internal Foul Connections - refer to Architect sub structure plans	
Soil Vent Pipe	●
Drainage Connection	○
Rodding Eye	
Cellular Soakaway (Refer to drawing FON-132-01 for details)	▨
Permeable Paving (Refer to drawing FON-180-01 for details)	▨
Gabion Headwall Detail (Refer to drawing FON-132-01 for details)	
Root Protection Area *(Based on FPCR Environmental and design Ltd, Drawing Number 6233-A-02 to 20 dated May 2018.)*	○
Extent outside of Phase 1 Boundary	▨

0m 2m 4m 8m 12m 16m 20m

SCALE BAR 1:200 at A1

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Rev.	Date	Details	By	Chkd	Appd
D	03.12.20	Domestic drainage updated. Shed bases indicated on site plan.	GD-I	LD	TRS
C	02.12.20	Domestic drainage updated in accordance with Dandara Comments and revised site layout & sub structure layouts.	GD-I	LD	TRS
B	16.10.20	Updated to suit new site layout.	GD	LD	TRS
A	26.05.20	Manhole scheduling updated	TRS	TRS	TRS

Client:- dandara

Site:-
Fontwell
Eastergate
Arundel

Drawing Title:-
DOMESTIC
DRAINAGE
LAYOUT

Sheet 7 of 18

Date: March 2020
Scales: 1:200 at A1
Drawn: LD
Checked: PJ
Approved: TRS

Drawing No.
FON-130-07-D

INITIAL TENDER ISSUE

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