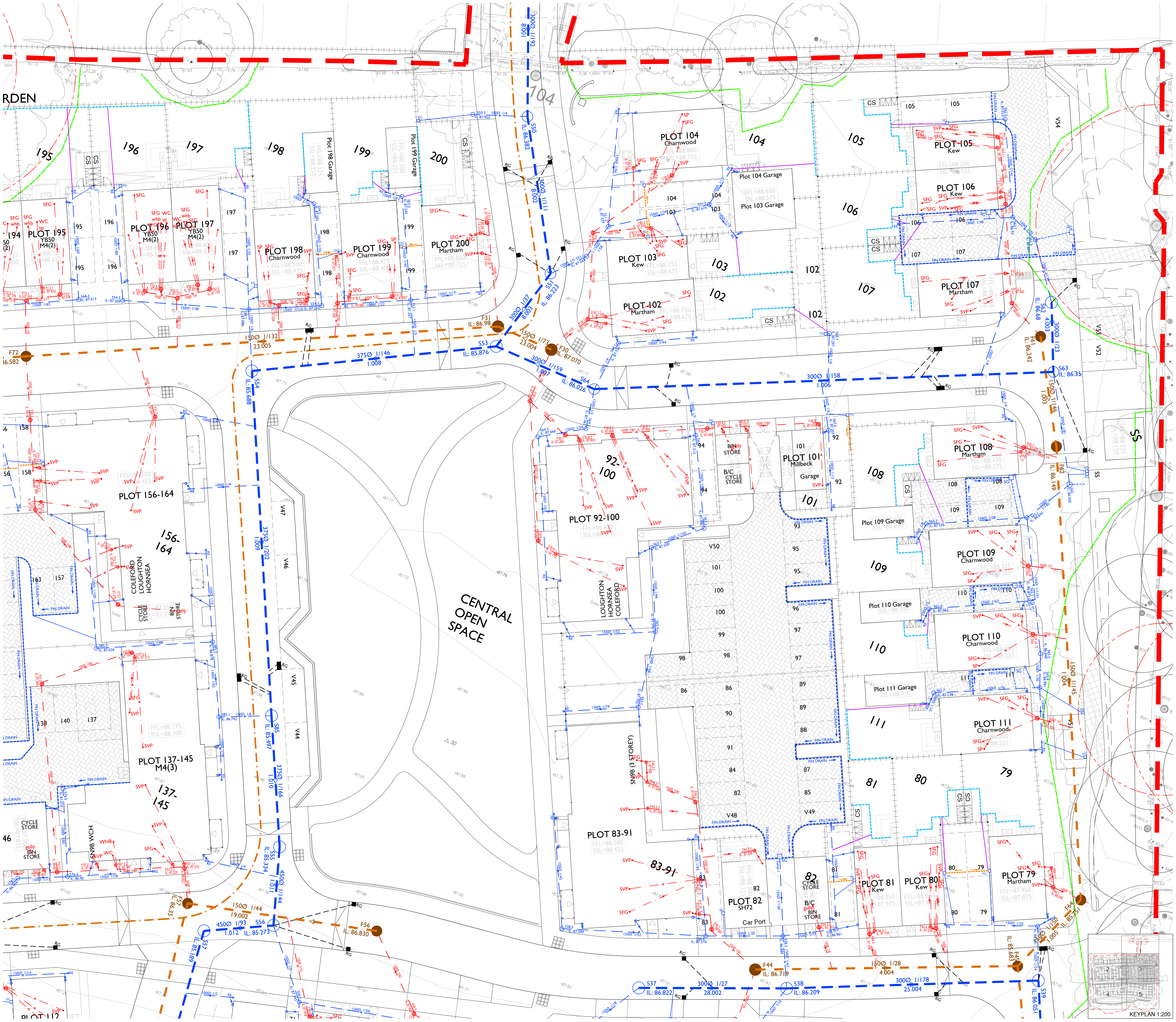

NOTES

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 & SSG Appendix C Design and Construction Guidance Approved v2.3 dated November 2023 and the specific requirements of IWNL.
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 equivalent) or uPVC drainage pipework to BS4660 & BS2494, bedded & backfilled in accordance with manufacturers instructions.

Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Approved v2.3 dated November 2023 and the specific requirements of IWNL.

5. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
6. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
7. 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.
8. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
9. 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.
10. 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.
11. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
12. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
13. Where land drain is identified on the Architect's details, connect into nearest SW system.
14. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
15. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
16. Site layout and ancillary drawings received in .DWG format from Barratt Southern Counties on 02.05.25.
17. Sub-structure plans have been provided by WADP architects, reference: DP970, date received 30.05.25.
18. This drawing should be read in conjunction with other Domestic Drainage Layouts, Highway & Drainage Longitudinal Sections (CIV-4100 to 4110, Section 104 Adoption Layout (TBC), Surface Water Sewer and Foul Water Sewer Manhole Schedules (CIV-4310 and 4311), Section 104 Drainage Construction Details (CIV-4318 to 4319) and Domestic Drainage Construction Details (CIV-4360 to 4361).
19. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
20. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
21. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
22. Domestic drainage has been design to Building Regulations guidance which requires the high flow laterals connecting to the main channel of inspection chambers.
23. Foul drainage inspection chamber internal connection layouts are as per Polypipe guidance received in BDW services brief for civil engineers.
24. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, full width ACO drainage to be installed.
25. *ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO IEP BEFORE WORK BEGINS.*

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 2m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm Ø or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
			RE	Rodding point at head of drain	

KEY

Site Boundary	▬ ▬
Section 278 Works (under separate Design Pack)	S278 WORKS
FFL = Plot/Garage Finished Floor Level SSL = Plot/Garage Structural Slab Level	FFL=88.000 SSL=87.925
Adoptable Surface Water Sewers (IWNL)	Flow Control Device S1
Adoptable Foul Water Sewers (IWNL)	F1 Backdrop
Adoptable Pumping Foul Water Main (IWNL)	
Adoptable PCC Headwalls (IWNL)	
Adoptable (West Sussex Highways) Road Gully & 150Ø Connection	RG
Private Road Gully & Connection	RG
Private Surface Water Domestic Drainage	S1.1
Private Foul Water Domestic Drainage House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* *In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.*	F1.1
Internal Foul Connections Soil Vent Pipe Soil Pipe Soil Floor Gully Water Closet Pipe "Refer to Architects Substructure Plans for more detail"	SVP SP SFG WC
Rodding Eye	
'Aco' Channel (showing connecting pipe) or equivalent	
Threshold Drain	
Yard Gully and Connection	YG
Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall. Basin perimeter Filter Drain refer to DWG CIV-1-4380 for detail	FILTER DRAIN
French drain with sump gully connection for permeable paving areas	FIN DRAIN SG
Timber VRS with Pedestrian Rail	RRS
600mm High Knee Railing at Attenuation Basins	KR
Life Rings & Deep Water Signs at Attenuation Basins	
Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction	▨
Permeable Block Paved Construction	▨
6m Existing Surface Water Easement	6.0m
Concrete Dish Channel (with nominal fall towards gully)	
Root Protection Area	
Tree Protection Fencing	

Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.

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Rev Note

INITIAL TENDER ISSUE
SUBJECT TO ADOPTING AUTHORITY APPROVAL

Scale @ A1:
0 5 10 15 20 25m
Scale 1:500
NORTH

Project:
Crawley Down Road,
Felbridge

Title:
Domestic Drainage Layout
Sheet 3

Client:
BARRATT HOMES

Rev Date Drawn Checked Authorised

Date: JUNE 2025
Drawn by : AD
Checked by : JC
Authorised by : TRS
Drg No: CIV-4353
Rev:

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