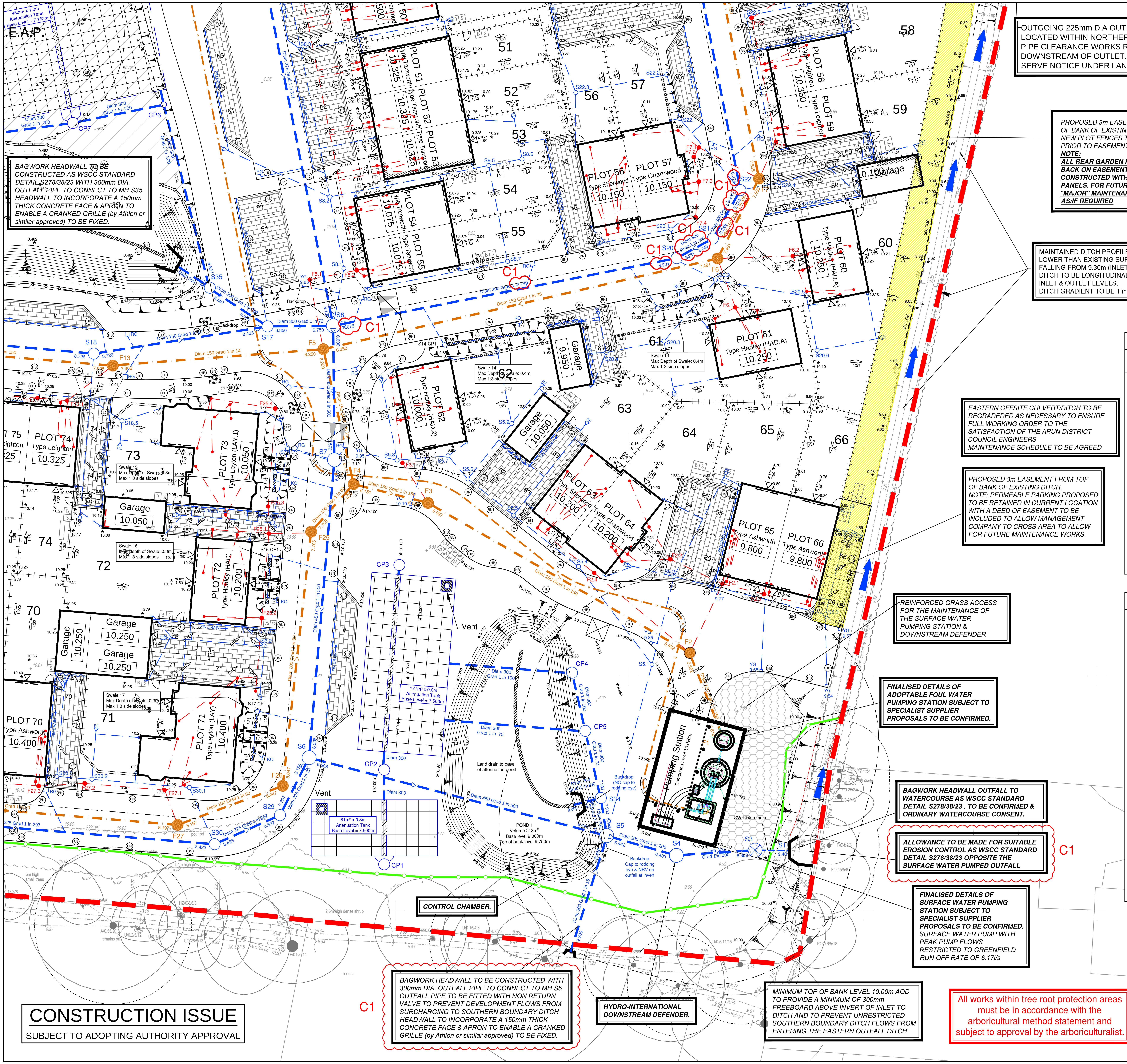
E.A.P.
480m² x 1.2m Attenuation Tank Base Level = 7.163m
PLOT 51 Type Tamworth 10.325
PLOT 52 Type Tamworth 10.325
PLOT 53 Type Tamworth 10.325
PLOT 54 Type Tamworth 10.075
PLOT 55 Type Tamworth 10.075
PLOT 56 Type Sherwood 10.150
PLOT 57 Type Charnwood 10.150
PLOT 58 Type Leighton 10.350
PLOT 59 Type Leighton
PLOT 60 Type Hadley (HAD.A) 10.250
PLOT 61 Type Hadley (HAD.A) 10.250
PLOT 62 Type Hadley (HAD.2) 10.000
PLOT 63 Type Sherwood 10.200
PLOT 64 Type Charnwood 10.200
PLOT 65 Type Ashworth 9.800
PLOT 66 Type Ashworth 9.800
PLOT 70 Type Ashworth 10.400
PLOT 71 Type Layton (LAY) 10.400
PLOT 72 Type Hadley (HAD) 10.200
PLOT 73 Type Layton (LAY.1) 10.050
PLOT 74 Type Leighton 10.325
Garage 10.050
Garage 9.950
Garage 10.250
Swale 13 Max Depth of Swale: 0.4m Max 1:3 side slopes
Swale 14 Max Depth of Swale: 0.4m Max 1:3 side slopes
Swale 15 Max Depth of Swale: 0.3m Max 1:3 side slopes
Swale 16 Max Depth of Swale: 0.3m Max 1:3 side slopes
Swale 17 Max Depth of Swale: 0.3m Max 1:3 side slopes
171m² x 0.8m Attenuation Tank Base Level = 7.500m
81m² x 0.8m Attenuation Tank Base Level = 7.500m
POND 1 Volume 213m³ Base level 9.000m Top of bank level 9.750m
Land drain to base of attenuation pond
Pumping Station Compound Level 10.090m
Backdrop (NO cap to rodding eye)
Backdrop Cap to rodding eye & NRV on outfall at invert
SW Rising main
Vent
N
C1

OUTGOING 225mm DIA OUTFALL PIPE (IL:9.19mAOD) LOCATED WITHIN NORTHERN PART OF DITCH. PIPE CLEARANCE WORKS REQUIRED CIRCA 18m DOWNSTREAM OF OUTLET. REQUIRES COUNCIL TO SERVE NOTICE UNDER LAND DRAINAGE ACT 1991

PROPOSED 3m EASEMENT FROM TOP OF BANK OF EXISTING DITCH. NEW PLOT FENCES TO TERMINATE PRIOR TO EASEMENT STRIP

NOTE:

ALL REAR GARDEN FENCES WHICH BACK ON EASEMENT TO BE CONSTRUCTED WITH REMOVAL PANELS, FOR FUTURE PROVISION OF "MAJOR" MAINTENANCE WORKS AS/IF REQUIRED

MAINTAINED DITCH PROFILE CIRCA 150-200mm LOWER THAN EXISTING SURVEYED LEVEL, FALLING FROM 9.30m (INLET) TO 9.19m (OUTLET). DITCH TO BE LONGITUDINALLY REPROFILED TO INLET & OUTLET LEVELS. DITCH GRADIENT TO BE 1 in 845

EASTERN OFFSITE CULVERT/DITCH TO BE REGRADEDED AS NECESSARY TO ENSURE FULL WORKING ORDER TO THE SATISFACTION OF THE ARUN DISTRICT COUNCIL ENGINEERS MAINTENANCE SCHEDULE TO BE AGREED

PROPOSED 3m EASEMENT FROM TOP OF BANK OF EXISTING DITCH. NOTE: PERMEABLE PARKING PROPOSED TO BE RETAINED IN CURRENT LOCATION WITH A DEED OF EASEMENT TO BE INCLUDED TO ALLOW MANAGEMENT COMPANY TO CROSS AREA TO ALLOW FOR FUTURE MAINTENANCE WORKS.

BAGWORK HEADWALL TO BE CONSTRUCTED AS WSCC STANDARD DETAIL S278/38/23 WITH 300mm DIA. OUTFALL PIPE TO CONNECT TO MH S35. HEADWALL TO INCORPORATE A 150mm THICK CONCRETE FACE & APRON TO ENABLE A CRANKED GRILLE (by Athlon or similar approved) TO BE FIXED.

REINFORCED GRASS ACCESS FOR THE MAINTENANCE OF THE SURFACE WATER PUMPING STATION & DOWNSTREAM DEFENDER

FINALISED DETAILS OF ADOPTABLE FOUL WATER PUMPING STATION SUBJECT TO SPECIALIST SUPPLIER PROPOSALS TO BE CONFIRMED.

BAGWORK HEADWALL OUTFALL TO WATERCOURSE AS WSCC STANDARD DETAIL S278/38/23 . TO BE CONFIRMED & ORDINARY WATERCOURSE CONSENT.

ALLOWANCE TO BE MADE FOR SUITABLE EROSION CONTROL AS WSCC STANDARD DETAIL S278/38/23 OPPOSITE THE SURFACE WATER PUMPED OUTFALL C1

FINALISED DETAILS OF SURFACE WATER PUMPING STATION SUBJECT TO SPECIALIST SUPPLIER PROPOSALS TO BE CONFIRMED. *SURFACE WATER PUMP WITH PEAK PUMP FLOWS RESTRICTED TO GREENFIELD RUN OFF RATE OF 6.17l/s*

CONTROL CHAMBER.

C1 *BAGWORK HEADWALL TO BE CONSTRUCTED WITH 300mm DIA. OUTFALL PIPE TO CONNECT TO MH S5. OUTFALL PIPE TO BE FITTED WITH NON RETURN VALVE TO PREVENT DEVELOPMENT FLOWS FROM SURCHARGING TO SOUTHERN BOUNDARY DITCH HEADWALL TO INCORPORATE A 150mm THICK CONCRETE FACE & APRON TO ENABLE A CRANKED GRILLE (by Athlon or similar approved) TO BE FIXED.*

HYDRO-INTERNATIONAL DOWNSTREAM DEFENDER.

MINIMUM TOP OF BANK LEVEL 10.00m AOD TO PROVIDE A MINIMUM OF 300mm FREEBOARD ABOVE INVERT OF INLET TO DITCH AND TO PREVENT UNRESTRICTED SOUTHERN BOUNDARY DITCH FLOWS FROM ENTERING THE EASTERN OUTFALL DITCH

All works within tree root protection areas must be in accordance with the arboricultural method statement and subject to approval by the arboriculturalist.

CONSTRUCTION ISSUE

SUBJECT TO ADOPTING AUTHORITY APPROVAL

NOTES

1. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & the WF for Adoption 6th Edition & Interim Addendum.
2. 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.
3. Location of sewers & lateral drains to be in accordance with the WRC Guide Sewers for Adoption 6th Edition & Interim Addendum and specific requirements of Southern Water.
4. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
5. Access fittings & inspection chambers as table below:-

TYPE	DEPTH RANGE	DESCRIPTION
3	0.6m to 3.0m	450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading
4	0.6m to 3.0m	450mm diameter Flexible / Rigid access chamber (Non Entry) in areas subject to light vehicle loading
5	0.6m to 1.0m	450mm diameter Flexible / Rigid access chamber (Non Entry)
6	0.6m to 1.0m	190mm diameter Flexible / Rigid access chamber (Non Entry)
7	0.6m to 2.0m	190 or 225x100mm diameter Flexible access chamber (Non Entry)
8	0.0m to 0.6m	190 or 225x100mm diameter Flexible access chamber (Non Entry)
RE		Rodding point at head of drain

6. As an alternative to the construction of domestic drainage chambers deeper than 1.0m, the "Osma Non - entry Inspection Chamber", 500mm dia. polypropylene chamber to a maximum depth of 3.0m may be used subject to the approval of the local building inspector or the NHBC inspector.
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 dwellings or more. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
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. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
15. Site layout based on Carlton Design Partnership Site Layout, drawing number 160/04/SL Revision T, dated November 2016.
16. Topographic Survey as per Siteline Site Survey, drawing number 36WZ001A, dated February 2016.
17. Architectural Blocks based on Carlton Design Partnership Sub-Floor Plans, drawing numbers 1608/SUB/01 to 11, dated November 2016
18. This drawing should be read in conjunction with Foul Water Sewer Longitudinal Sections (BSO/E4462/211 & 212), Surface Water Sewer Longitudinal Sections (BSO/E4462/221 & 222), S104 Adoption Layout (BSO/E4462/401), FW & SW Manhole Schedules & S104 Construction Details (BSO/E4462/411 to 414), other Domestic Drainage Layouts, Domestic Drainage Construction Details (BSO/E4462/461 & 462), Surface Water Attenuation Details (BSO/E4462/463, 464, 470 & 471) and Control Chamber Construction Details (BSO/E4462/465 & 466).
19. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
20. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

KEY

Site Boundary *(Based on Carlton Design Partnership Site Layout, drawing number 160/04/SL Revision V dated March 2017)*	▬ ▬
Finished Floor Level & Garage Finished Floor Level	10.000
Private Surface Water Sewers	Hydrobrake S1 ▬ ▬
Private Surface Water Rising Main	‐ ‐ ‐
Adoptable Foul Water Sewers	F1 Backdrop ▬ ▬
Adoptable Foul Water Rising Main	‐ ‐ ‐
Private Surface Water Domestic Drainage	S1.1 — —
Private Foul Water Domestic Drainage	S1.1 — —
House connection via 300mm dia. shallow access chamber not more than 600mm deep	
Rodding Eye	RE
Road Gully and Connection	RG
Kerb Outlet Gully and Connection to swale drainage	KO
Yard Gully and Connection	YG 10.00
'Aco' Channel or similar	
Threshold drain	
Permeable Paving	
Fin Drain	FIN DRAIN →
Cellular Storage	
Root Protection Areas *(Refer to ACD Tree Reference Plan Drawing Number BDWS20440-03 received in .dwg format 22/11/2016 for details)*	○
Tree Protection Fencing *(Refer to ACD Tree Reference Plan Drawing Number BDWS20440-03 received in .dwg format 22/11/2016 for details)*	
Extents of "No Dig" Road & Footway Construction. *Subject to Approval from Arboriculturist.* C1	
Extents of 20-40mm No Fines Stone to BS EN 13242 Fill Material over "No Dig" Areas. *Subject to Approval from Arboriculturist.*	
Knee Rail - *Subject to External Works*	— — —
Indicative low level landscaping - *Subject to Landscaping Information*	· · · ·

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

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

SCALE BAR 1:200 at A1

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DOMESTIC FOUL WATER MANHOLE SCHEDULE

M/H No.	COVER LEVEL	INVERT LEVEL	M/H TYPE
F2.1	9.70	8.90	5
F2.2	9.93	9.13	3
F2.3	9.75	9.05	5
F2.4	10.05	9.00	4
F3.1	10.05	8.85	4
F4.1	10.00	8.62	4
F5.1	9.85	7.41	3
F5.2	9.99	8.44	4
F6.1	10.15	9.25	5
F6.2	10.24	9.34	5
F7.1	10.20	9.05	4
F7.2	10.18	9.13	4
F7.3	10.05	9.20	5
F7.4	10.15	9.30	5
F7.5	10.22	8.70	4
F13.1	10.18	8.98	4
F13.2	10.30	9.40	7
F25.1	10.14	8.84	4
F25.2	10.10	8.89	4
F27.1	10.35	9.00	4
F27.2	10.32	9.42	5
F27.3	10.30	9.50	5

DOMESTIC SURFACE WATER MANHOLE SCHEDULE

M/H No.	COVER LEVEL	INVERT LEVEL	M/H TYPE
S5.1	9.50	8.44	4
S5.2	9.88	8.54	3
S5.3	9.63	8.71	3
S5.4	10.09	8.96	4
S5.5	10.15	9.05	3
S5.6	10.15	9.11	4
S5.7	9.90	9.14	5
S5.8	10.10	9.20	5
S5.9	10.05	9.25	6
S6.1	10.30	9.12	4
S6.2	10.16	9.24	3
S7.1	9.97	8.87	4
S7.2	9.96	9.05	3
S8.1	9.95	8.74	3
S8.2	10.04	8.82	3
S8.3	10.27	9.12	4
S8.5	10.13	9.00	4
S8.6	10.05	9.06	5
S8.7	9.93	9.23	5
S18.1	10.21	9.12	3
S18.5	10.15	9.28	5
S20.1	10.10	8.63	4
S20.2	10.10	8.96	4
S20.3	10.11	9.07	4
S20.4	9.98	9.18	3
S20.5	10.10	9.18	6
S20.6	10.10	9.28	5
S22.1	10.20	9.00	4
S22.2	10.38	9.25	4
S22.3	10.10	9.35	5
S22.4	10.22	8.92	4
S30.1	10.30	9.16	4
S30.2	10.28	9.26	4
S30.3	10.27	9.30	3

Rev.	Date	Details	By	Chkd	Appd
C1	27.07.17	MH S23 to S8 gradient revised. Annotation revised.	VI	SLW	TS
		Issued for Construction.			
F	12.07.17	Finished levels around pumping station, ponds, ditches &			
		attenuation tanks updated. Catchpits renumbered.			
		Outfall ditch clarification notes added			
		Pipe sizes increased around attenuation & ponds	SLW	IDC	TS
E	02.06.17	Additional clarification notes to surface water outfall drainage.	SLW	KJ	TS
		Reinforced grass access to surface water pumping station			
		Knee rail & indicative landscaping shown to Pond 2			
D	08.03.17	Personnel Doors removed from garages as per CDP's dwgs.	KJ	SLW	TS

Client:-

DAVID WILSON HOMES
WHERE QUALITY LIVES

Site:-
Hook Lane
Westergate
West Sussex

Drawing Title:-
DOMESTIC
DRAINAGE
LAYOUT
SHEET 4 OF 4

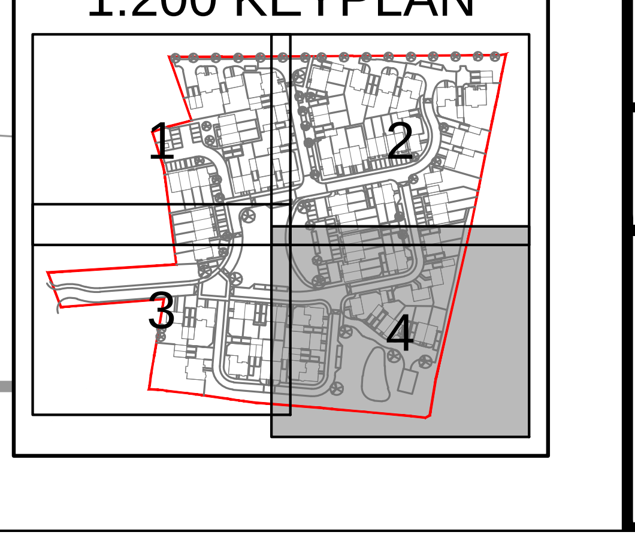
Date: January 2017
Scales: 1:200 at A1
Drawn: AC
Checked: TRS
Approved: TRS

Drawing No.
BSO/E4462/454 C1

FOR CONSTRUCTION

COLL HOUSE

1:200 KEYPLAN



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ARUN DISTRICT COUNCIL AL/67/17/DOC