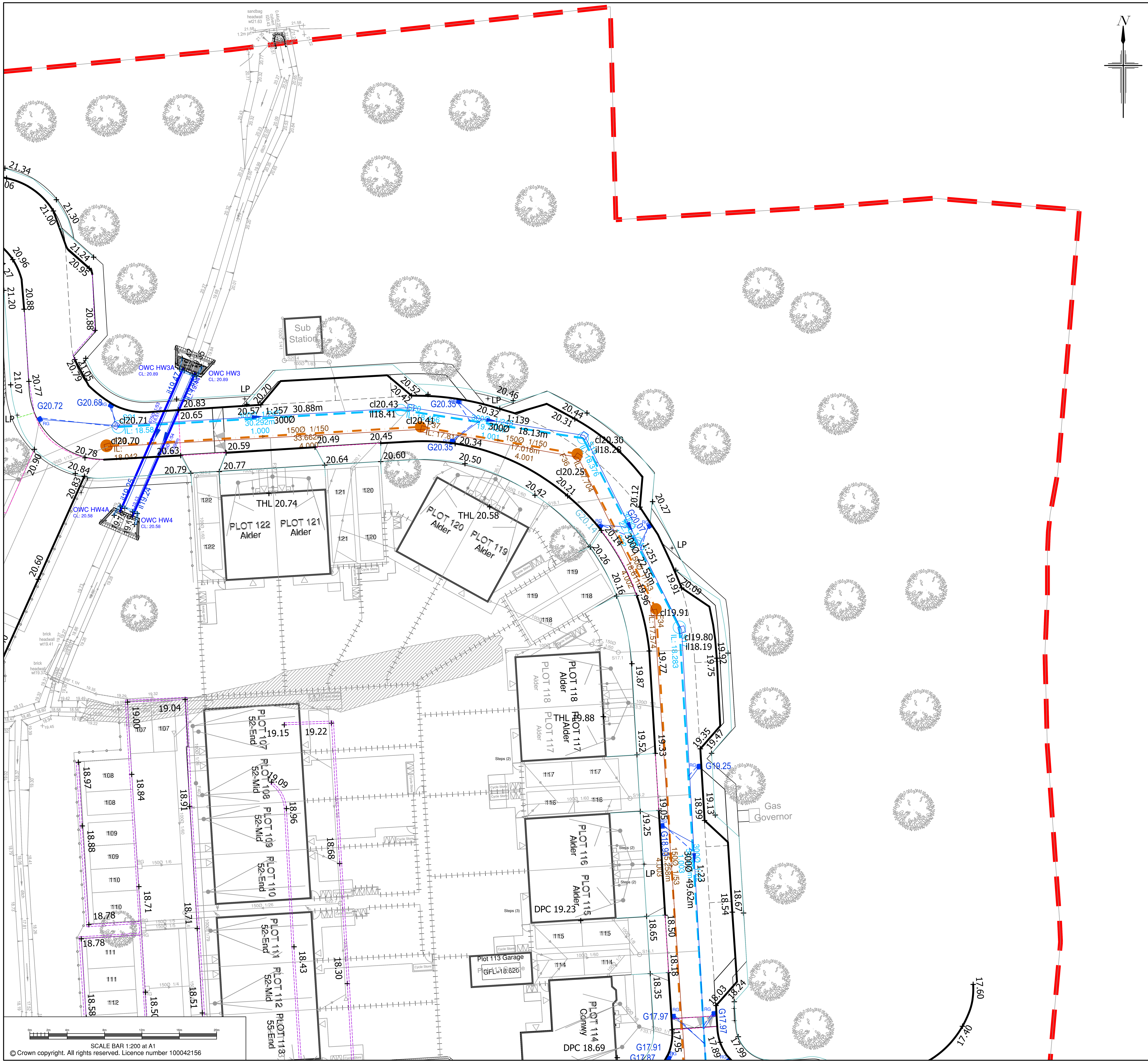
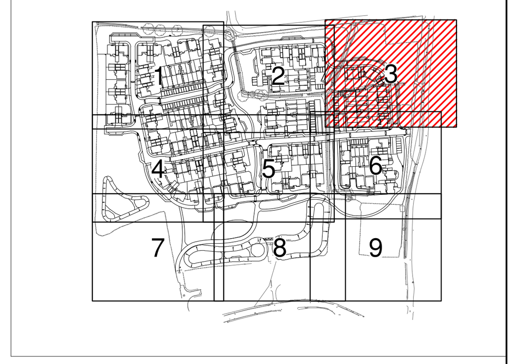


© Crown copyright. All rights reserved. Licence number 100042156

1:200 KEYPLAN



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 Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
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. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Icosa Water.
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 dwellings or 2 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 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.
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 shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL01/SL Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-S278 ALIGN_STRIPPED_08.08.22 - CDPEdit", issued to RCP on 10/01/2023.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201/SUB/01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 09/03/2022. Additional topographical survey as per Siteline Site Survey, drawing number 36TL01, issued to RCP in .dwg format on 24/06/2022 & 10/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. 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.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	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 By Others
- Area of Phase 2 and Phase 3 design
- FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000
- Adoptable Surface Water Sewers (ICOSA) — Flow Control Device; S1
- Adoptable Foul Water Sewers (ICOSA) — F1; Backdrop
- Adoptable PCC Headwalls (ICOSA)
- OWC Diversionary Works - Sewers (Arun District Council)
- OWC Diversionary Works - PCC Headwalls (Arun District Council)
- OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow
- Adoptable (ICOSA) Road Gully & Connection — RG
- Private Road Gully & Connection — RG
- Private Surface Water Domestic Drainage — S1.1
- Private Foul Water Domestic Drainage — F1.1
- 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.***

Internal Foul Connections

- Soil Vent Pipe — SVP
- Soil Pipe — SP
- Soil Floor Gully — SFG
- Water Closet Pipe — WC
- Rodding Eye — RE
- 'Aco' Channel (showing connecting pipe) or similar
- Threshold Drain
- Yard Gully and Connection — YG 18.00
- Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
- 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
- Root Protection Area *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).*
- Tree Protection Fencing *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).*
- 1.1m High Timber Post & 3 Rail Fencing
- Garden Filter Drain as per BDW Designs *(design parameters and typical sections designed by BDW dated 11/07/2024).* — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

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.

Rev.	Date	Details	By	Chkd	Appd
A	13.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY

SHEET 3 OF 9

Date: April 2023 | Scales: 1:200 at A1

Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/463 A

FOR CONSTRUCTION

RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk