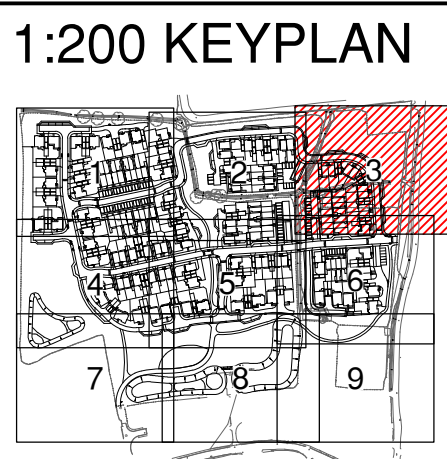




NOTES

1. All dimensions are in metres unless stated otherwise.
2. For road works from this drawing, only where dimensions are to be used.
3. P & SW house drainage is to be constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance.
4. Approved Version 2.2 dated 26 June 2020 and the specific requirements of COSA.
5. Drains are to be constructed using heavily jointed vitrified clay pipes to BS EN 295-1991 'Super Strength' specification (e.g. Hesporth Superstone or similar).
6. 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 COSA.
7. Cover levels indicated on the Drainage Schedule 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. Manhole covers should be to be connected direct to drain using an appropriate adaptor & removable section of drainage to permit rodding access.
10. The position of SFTPs, also stacks, WC outlets, Bath inlet gullies etc. & diameter changes 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 PWC connections. FW pipes are to be 100mm diameter when serving 150mm or more units stated otherwise, or where a schedule is provided.
12. 150mm PWC drains are to be laid to a minimum fall of 1 in 40 and 150mm PWC drains are to be laid to a minimum fall of 1 in 150.
13. Where level data is identified on the Architect's details, correct any required SW gullies.
14. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
15. Where catchpits have been shown in rear gardens connecting to land drains, 400mm PWC catchpits to be used.
16. The drawings 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 Current Design Partnership Site Layout Scheme 1, drawing number 21024SL01, Revision X, issued to RCP in 16/01/2023.
18. Site Access and Section 278 Works as per Paul Beaman Associates, dwg ref: 141.5071 X-6274 ALCON, STRIPPED, 08.08.22 - 'CORRECT', issued to RCP on 16/01/2023.
19. Architectural blocks based on Current Design Partnership Substructure Layouts, drawing numbers 2201SUB01 to 16, issued to RCP in dwg format on 24/03/2023.
20. Topographic Survey as per Premier Surveys Limited Site Survey, drawing number 0331, SITE, PL, issued to RCP in dwg format on 09/03/2023. Additional topographic survey as per Premier Site Survey, drawing number 0331, issued to RCP in dwg format on 24/03/2023.
21. This drawing should be read in conjunction with other Current Design Partnership Substructure Layouts, drawing numbers 2201SUB01 to 16, issued to RCP in dwg format on 24/03/2023.
22. Where backdrops in less than 1.0m for domestic drainage, backdrops to be accommodated with internal benching.
23. Surface water from private areas & not to be discharged onto adjacent highway and into water.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 60000301 Rev C.
25. All boundary sides shall have a crossfall to drain surface water onto 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.**

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

Adaptable Surface Water Sewers (COSAS)

Adaptable Foul Water Sewers (COSAS)

Adaptable PCC Headwalls (COSAS)

OWC Discretionary Works - Sewers (Arun District Council)

OWC Discretionary Works - PCC Headwalls (Arun District Council)

OWC Discretionary Works (Arun District Council)

Easement From Top of Ditch and direction of flow

Adaptable (COSAS) Road Gully & Connection

Private Road Gully & Connection

Private Surface Water Domestic Drainage

Private Foul Water Domestic Drainage

House connection via 200mm dia. shallow access chamber not more than 600mm deep (Based on floor make-up of 75mm screed, 250mm 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

Soil Pipe

Water Closet Pipe

Rodding Eye

'Acad' Channel (showing connecting pipe) or similar

Threshold Drain

Yard Gully & Connection

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.

Timber VRS with Pedestrian Rail

600mm High Knee Railing at Attenuation Basins

Lift Rings & Deep Water Signs at Attenuation Basins

Areas of 'No Dig' Road / Parking Bay / Footpath & Footway Construction

Root Protection Area

(Based on Norm & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCP 232 / 02, Revision 05 issued to RCP in dwg format on 25/01/2023).

Tree Protection Fencing

(Based on Norm & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCP 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).

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.

M	13.11.25	Phase 2 and 3 design shaded to show clearly the extents of Phase 1 design	Wilson	Dee	Ltd.
L	15.08.24	SSL's removed from plan.	JC	JC	TRS
K	13.08.24	Additional filter drains added to back gardens as request by client	JC	LD	TRS
J	08.02.24	Bag work headwall added to head of existing ditch.	JC	LD	TRS
H	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
G	05.12.23	Plan status updated following Section 38 technical approval.	JC	LAD	TRS
F	14.11.23	Topo Survey Updated with ditches on boundaries.	LAD	MW	TRS
E	10.10.23	Key updated.	LAD	LAD	TRS
Rev.	Date	Details	By	Chkd	Appd

Client:

BARRATT HOMES

Site:-
**Tye Lane,
Walberton
West Sussex**

Drawing Title:-
**DOMESTIC
DRAINAGE
LAYOUT**

SHEET 3 OF 9

Date: April 2023 Scales: 1:200 at A1

Drawn: M/M Checked: M/W Approved: LAD

Drawing No. **M**

FOR CONSTRUCTION

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