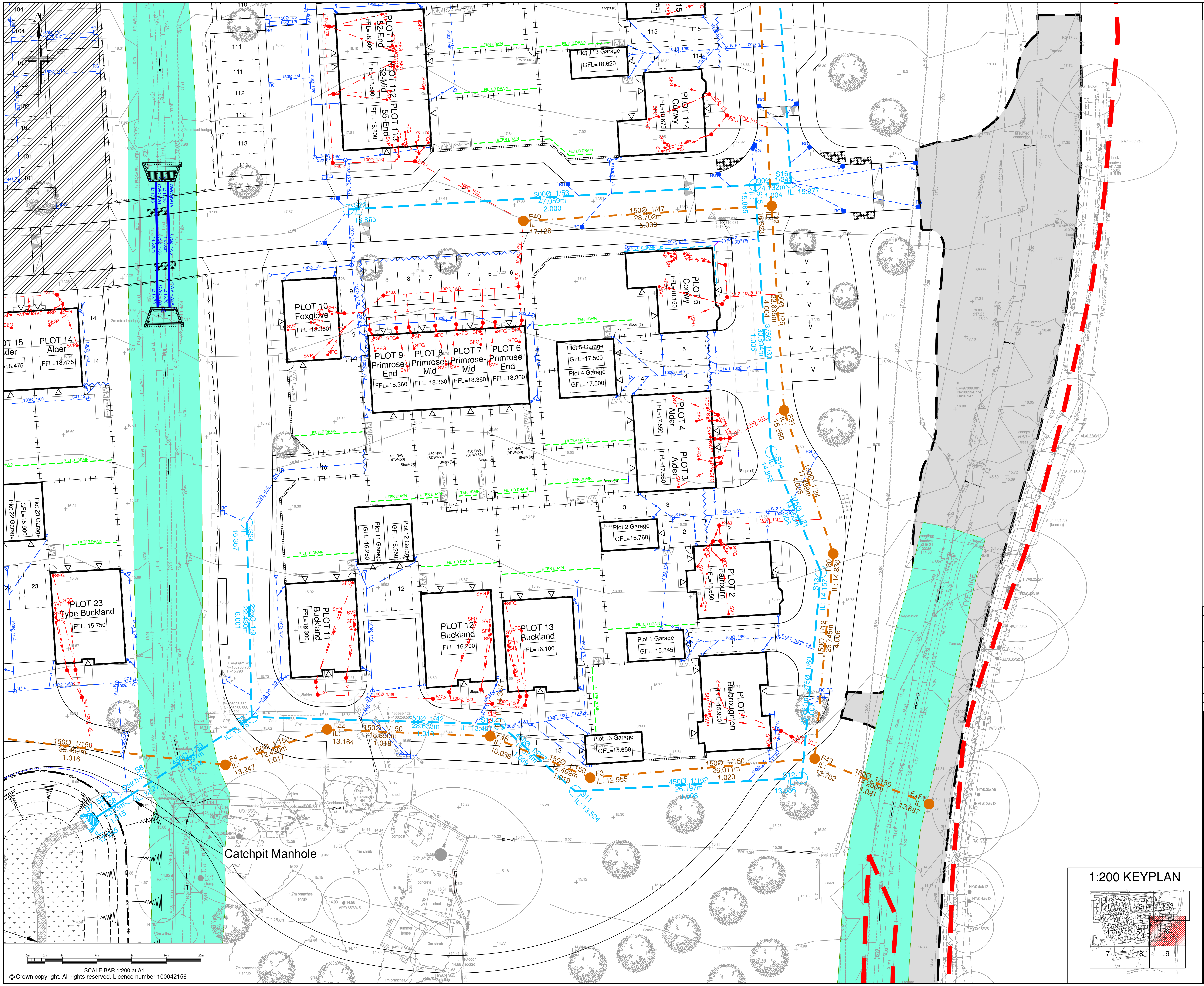
PLOT 1 Belbroughton FFL=15.900
Plot 1 Garage GFL=15.845
PLOT 2 Fairburn FFL=16.650
Plot 2 Garage GFL=16.760
PLOT 3 Alder FFL=17.550
PLOT 4 Alder FFL=17.550
Plot 4 Garage GFL=17.500
PLOT 5 Conwy FFL=18.150
Plot 5 Garage GFL=17.500
PLOT 6 Primrose-End FFL=18.360
PLOT 7 Primrose-Mid FFL=18.360
PLOT 8 Primrose-Mid FFL=18.360
PLOT 9 Primrose-End FFL=18.360
PLOT 10 Foxglove FFL=18.360
PLOT 11 Buckland FFL=16.300
Plot 11 Garage GFL=16.250
PLOT 12 Buckland FFL=16.200
Plot 12 Garage GFL=16.250
PLOT 13 Buckland FFL=16.100
Plot 13 Garage GFL=15.650
PLOT 14 Alder FFL=18.475
PLOT 15 Alder FFL=18.475
Plot 22 Garage
Plot 23 Garage GFL=15.900
PLOT 23 Type Buckland FFL=15.750
PLOT 114 Conwy FFL=18.675
Plot 113 Garage GFL=18.620
PLOT 111 52-End FFL=18.800
PLOT 112 52-Mid FFL=18.800
PLOT 113 55-End FFL=18.800
Catchpit Manhole
TYE LANE
FILTER DRAIN
F40 IL: 17.128
F41
F42
F43 IL: 12.782
F44 IL: 13.164
F45 IL: 13.038
F3 IL: 12.955
F4 IL: 13.247
S16 IL: 15.077
S15 15.885
S14 14.855
S13 IL: 14.157
S12 13.686
S11 IL: 13.524
S10 IL: 13.461
S9 IL: 15.367
ExF1 12.687
1:200 KEYPLAN
1 2 3 4 5 6 7 8 9
0m 2m 4m 8m 12m 16m 20m
SCALE BAR 1:200 at A1

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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
P	13.11.25	Phase 2 and 3 design shaded to show clearly the extents of Phase 1 design	WilsonDee Ltd.		
O	08.01.25	Updated as per client comments 02.01.25	BM	JC	TRS
N	20.11.24	Footpath layout updated as clouded	KG	JC	TRS
M	10.10.24	Plan update to suit construction of basins, as per ADC commnet	JC	LAD	TRS
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	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
H	05.12.23	Plan status updated following Section 38 technical approval.	JC	LAD	TRS

Client:-

BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
DOMESTIC
DRAINAGE
LAYOUT
SHEET 6 OF 9

Date:	April 2023			Scales:	1:200 at A1
Drawn:	MLM	Checked:	MW	Approved:	LAD

Drawing No. BSO/E5004/456 P

FOR CONSTRUCTION

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