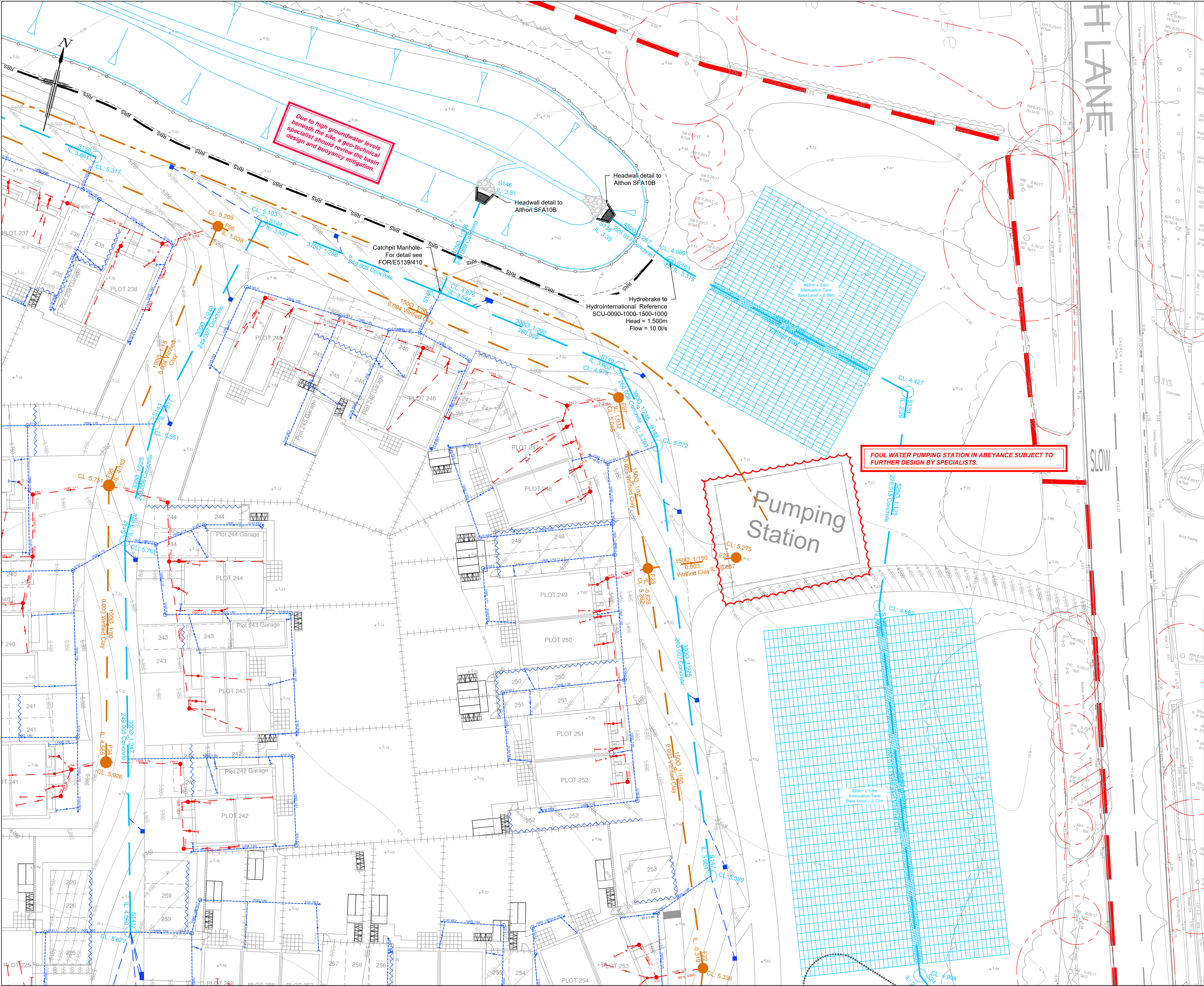


1:200 SHEET KEY PLAN

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. F.W. 150mm House Drain is to be constructed in accordance with the Building Regulations & BS5911 & S50 Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WML Water.
4. Drains are to be constructed using 150mm diameter vitrified clay pipes to BS EN 252:1997 'Rigid Strength' specification (e.g. Hapworth Superflow or similar) or uPVC drainage pipework to BS4422 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the S502 Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WML.
6. Backfilling of drains beneath roads to be in accordance with the S502 Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WML.
7. Cover levels indicated on the Drainage Schedules are normal & may be adjusted to suit finished ground levels as necessary.
8. General Inspector chamber covers shall be Green D400 in trafficked areas Green D225 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 position of SVPs, slab stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. General Inspector (GI) drains are to be laid to fall of 1 in 40. SW drains are to be laid to fall of 1 in 60. Soots in 100mm diameter pipes. SW pipes are to be 100mm 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 smaller size is provided.
12. 100mm FW Drains are to be laid to minimum fall of 1 in 80 and 150mm 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 drains are identified on the Architect's details, connect into relevant SW system.
15. Where catchpits have been shown in new gardens connecting to Road drains, 600mm PPR catchpit to be used.
16. This drawing should be read in conjunction with the Architect and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued by RCP in July 2023 on 04/03/2023, 04/03/2024 and 07/03/25.
18. Architectural blocks based on RCP's Substructure Layouts, issued by RCP in July 2023 on 04/03/2023, 04/03/2024 and 07/03/25.
19. Site Access and Section 276 Works as per RCP's July 2023, Section 276 General Arrangement (PDR E5139-301 to 302).
20. RCP's E5139-301 and Domestic Drainage Construction Details (PDR E5139-473 to 475).
21. Topographical Survey per Enclosure Survey drawing no. ENC2400203L471 to 15, dated September 2023.
22. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (FOR/E5139-001 to 010) and Domestic Drainage Construction Details (PDR E5139-473 to 475).
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. Where soakaway is used it must be constructed in accordance with the Domestic Drainage Construction Details (PDR E5139-473 to 475).
25. All soakaway shall have a crossfall to drain surface water into adjoining garden.
26. All soakaway shall have a crossfall to drain surface water into adjoining garden.
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 soil of pipe up to 3m	min. 450mm diameter Flexible or Rigid access level to soil of pipe up to 3m	Road Driveway Garden	R D RE	D400 B125 A15
Riddling point at head of drain					

KEY

- Site Boundary
- Adoptable Surface Water Sewers (WNL)
- Adoptable Flow Control Manhole (WNL)
- Adoptable Foul Water Sewers (WNL)
- Indicative Foul Rising Main
- Adoptable PCC Headwalls (WNL)
- 3m SuDS Easement
- Sewer with Granular Drain at Base
- Cellular Storage Tanks
- Adoptable Road Gully & Connection
- Private Road Gully & Connection
- Private Surface Water Domestic Drainage
- Private Foul Water Domestic Drainage
- House connection via 300mm dia. shallow access chamber not more than 600mm deep (based on their size as at 300mm and 200mm maximum & 100mm minimum & depth, in the event that conditions on-site report in maximum depth of 600mm being exceeded, then Type 2 chamber is to be used).
- Riddling Eye
- Acid Channel (showing connecting pipe) or similar
- Yard Gully and Connection
- Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to normal fall prior to connection to Surface Water Drainage Network.
- 1500mm High Kiosk Road and Rail Fencing at Attenuation Basins
- Timber VRS with pedestrian rail
- Root Protection Area and TPE
(True Protection Plan Based on Arboricultural's drawing number 0446218, revision 02, issued to RCP in July 2023 on 07/03/2024).

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.

SCALE BAR 1:200 at A1
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Rev.	Date	Details	By	Chk'd	App'd
D	01.04.25	Updated to suit latest Architect blocks 07.03.25.	BM	LAD	LAD
C	30.10.24	Subject to adopting authority approval.	KG	JC	TRS
B	10.09.24	Plans updated as per client comments received 26.06.24 & as per updated SI information dated 12.08.24	JC	LAD	TRS
A	03.05.24	Updated to Initial Tender Issue	AD	MW	TRS

Client:

Site:

Land West of Church Lane & Horsemere Green Lane
Climping, West Sussex

Drawing Title:-

DOMESTIC DRAINAGE LAYOUT

SHEET 4 OF 22

Date: April 2024

Drawn: MLM

Drawing No. FOR/E5139/454 D

Scales: 1:200 at A1

Checked: MW

Approved: TRS

FOR CONSTRUCTION

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