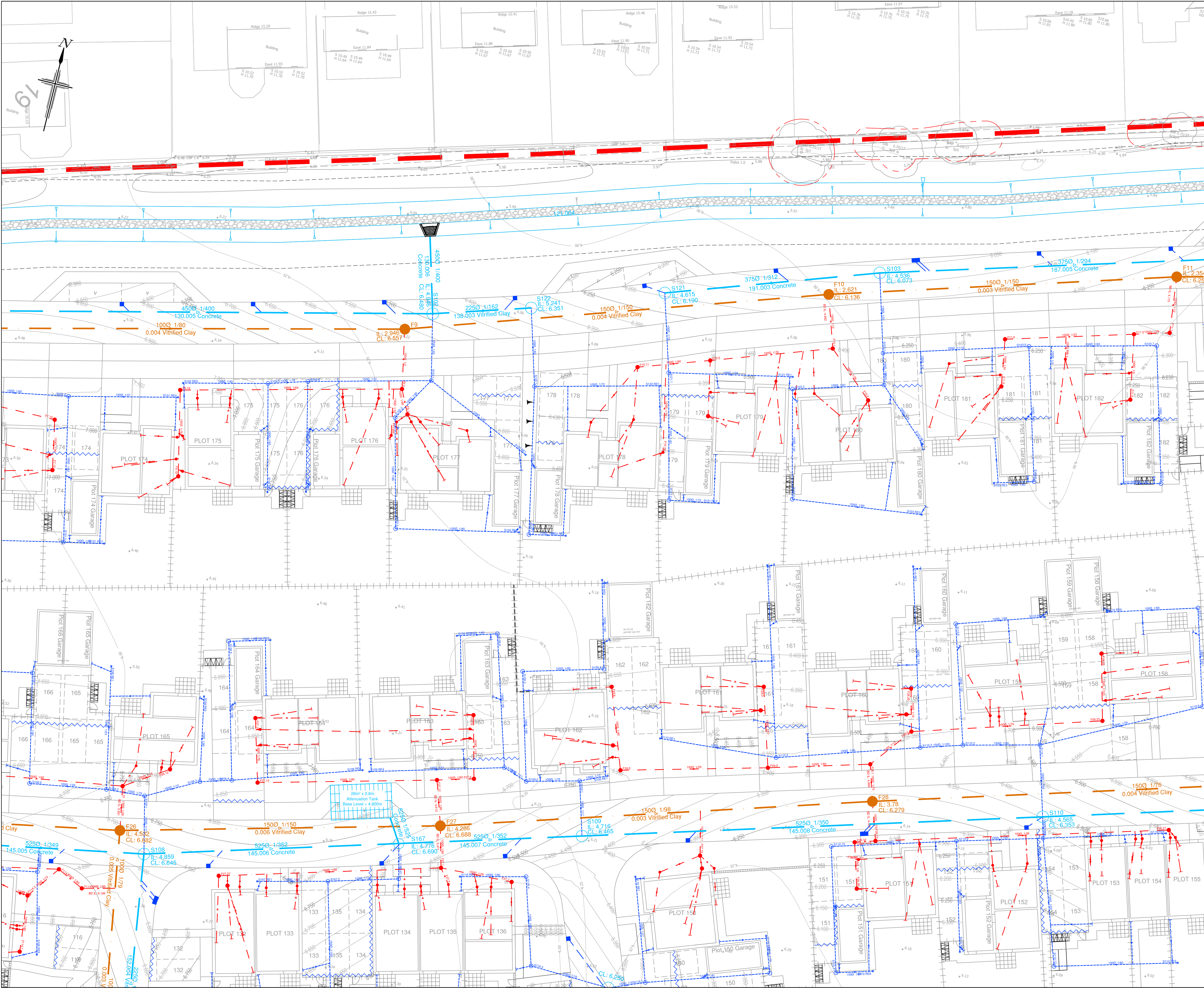


1:200 SHEET KEY PLAN

NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale from this drawing. Only written dimensions are to be used.
- FW & SW Drainage 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.
- Drains are to be constructed using flexible jointed clay pipes to BS EN 205-100 "Super Strength" specification (e.g. Hapworth Supersewer or similar) or uPVC drainage pipework to BS4670 & BS2464, bedded & backfilled in accordance with manufacturers instructions.
- Location of sewers & hand drains is to be in accordance with the S50 Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WML.
- Building of drain trenches adjacent to dwelling or other structure to be in accordance with BS5911-Fig. 8.
- Cover levels indicated on the Drainage Schedule are nominal & may be adjusted to suit finished ground levels as necessary.
- Generally inspection chamber covers should be Grade D400 in trafficked areas Grade D200 in parking areas and occasional traffic and A15 in pedestrian only areas.
- Runwater downpipes to be connected direct to drain using an appropriate adaptor. A removable section of downpipe to permit rodding access.
- The position of SWPs, sub stacks, WC outlets, Bath inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
- 100mm High House Pits and Bait Pits are to be built to fall of 1 in 40. SW drains are to be built to fall of 1 in 80, both 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, otherwise as follows:
- 100mm FW Drains are to be built to minimum fall of 1 in 80 and 150mm FW Drains are to be built to minimum fall of 1 in 150.
- Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
- When land drains are identified on the Architect's details, connect into nearest SW system.
- Where catchpits have been shown in new gardens connecting to Road drains, 500mm PCP catchpit to be used.
- This drawing should be read in conjunction with the Architect and Structural Engineer's design drawings and specifications.
- Site layout shown in this drawing is based on Foreman Home Approved Site Layout Plan, issued to RCP in May 2023, 04/03/2023 and 07/03/2023.
- Site Access and Section 276 Works as per RCP-Adopting the Section 276 General Arrangement (PDR E313-301 to 302).
- Architectural blocks based on RCP's Subterranean Layouts, issued to RCP in May 2023, 04/03/2023 and 07/03/2023.
- Topographical Survey as per Enclosure Survey drawing no. ENC-2402031471 to 15, dated September 2023.
- This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (FOR E513/201 to 214), Surface Water Sewer and Foul Water Sewer Mains Schedules (FOR E513/214 to 416), Section 104 Drainage Construction Details (FOR E513/136 to 416) and Domestic Drainage Construction Details (FOR E513/136 to 416).
- Where manholes are shown in this drawing, they are to be constructed in accordance with the relevant standards.
- Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
- All CWC works to be in accordance with Run Drainage Construction Details. The bedding of all CWC works to comply with BS EN 12450-1:2017.
- All latrine pits shall have a crossfall to drain surface water into adjoining garden.
- All latrine pits shall have a crossfall to drain surface water into adjoining garden.
- Any variance or discrepancy must be reported back to RCP Engineering before work begins.

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
- Sewals 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 floor level or 0.7m above 200mm maximum & 0.7m above 100mm drain).
- In the event that conditions on-site report in maximum depth of 600mm when excavated, then Type B chamber is to be used.
- Rodding 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 nominal fall prior to connection to Surface Water Drainage Network.
- 1500mm High House Pit and Bait Pit. Fencing at Attenuation Basins
- Timber VRS with pedestrian rail
- Root Protection Area and TPF (Tree Protection Plan Based on Arboricultural's drawing number 044621-R, revision 02, issued to RCP in May 2023, 04/03/2023).

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

CDM NOTES

- 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
© Crown copyright. All rights reserved. Licence number 100042156

Rev.	Date	Details	By	Chk	Appd
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:-

FOREMAN HOMES

Site:- Land West of Church Lane & Horsemere Green Lane Climping, West Sussex

Drawing Title:- **DOMESTIC DRAINAGE LAYOUT**

SHEET 6 OF 22

Date:	April 2024	Scales:	1:200 at A1
Drawn:	AD	Checked:	MW
Approved:		By:	Chk/Adp

Drawing No. **FOR/E5139/456 D**

FOR CONSTRUCTION

RCP Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9N

T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk