



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 Water Drainage is to be constructed in accordance with the Building Regulations & BS5951 & SSO Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WNL Water.
- Drains are to be constructed using flexible uPVC pipes to BS EN 205-101 'Rope Drainage' specification (e.g. Hagerman Suspension or similar) or uPVC drainage pipes to BS4620 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
- Location of sewers & lateral drains to be in accordance with the SSO Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WNL.
- Bedding of drains beneath adjacent to other structures to be in accordance with BS5951-fig.8.
- Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
- Generally inspection chamber covers should be Grade D400 in trafficked areas Grade D25 in parking areas and occasional traffic and A15 in pedestrian only areas.
- Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
- The positions of SVPs, slab stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
- 1500mm High Knee Post and Ball for 100mm diameter pipes. 200mm 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 are provided:
- 100mm diameter FW Drains are to be laid to minimum fall of 1 in 80 and 150mm diameter FW Drains are to be laid to minimum fall of 1 in 150.
- Gullies situated in areas accessible to motor vehicles to be of suitable construction for trafficked areas.
- Where land drains are identified on the Architect's details, connect into relevant SW system.
- Where catchpits have been shown in new gardens connecting to land drains, 500mm PPVC catchpit to be used.
- This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
- Site Accesses and Section 276 Works as per RCP's Planning File, Section 276 General Agreement (PDR E5139-301 to 302).
- Architectural blocks shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued by RCP in July 2021 on 04/02/2023.
- Topographical Survey as per Enclosure Survey drawing no. ENC2408205147-1 to 15, dated September 2020.
- This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (FOR E5139-301 to 302).
- Private Surface Water Domestic Drainage Details (FOR E5139-301 to 302).
- Surface water from private areas is not to be discharged onto adaptable highway and vice versa.
- Where soakpits are used they are to be constructed in accordance with the relevant Building Regulations.
- All soakpits shall have a crossfall to drain surface water into adjoining streets.
- All soakpits shall be constructed in accordance with the relevant Building Regulations.
- 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
- 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 floor plate or at 75mm across 200mm maximum & 150mm beam & base, in the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type B chamber is to be used).
- Rodding Eye
- 'Aso' 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 Knee Post and Ball for 100mm diameter pipes. 200mm 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 are provided:
- 100mm diameter FW Drains are to be laid to minimum fall of 1 in 80 and 150mm diameter FW Drains are to be laid to minimum fall of 1 in 150.
- Gullies situated in areas accessible to motor vehicles to be of suitable construction for trafficked areas.
- Where land drains are identified on the Architect's details, connect into relevant SW system.
- Where catchpits have been shown in new gardens connecting to land drains, 500mm PPVC catchpit to be used.
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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
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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 10 OF 22

Date: April 2024
Drawn: AD
Checked: MW
Approved: TRS

Scale: 1:200 at A1

Drawing No. **FOR/E5139/460 D**

FOR CONSTRUCTION



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