



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.
- For 150mm diameter pipes to be constructed in accordance with the Building Regulations & BS5951 & BS5951 C Design and Construction Guidelines Approved Version 3.3 dated 11 November 2023 and the specific requirements of WML Water.
- Drains are to be constructed using flexible jointed vitrified clay pipes to BS EN 205-100 'Rope Strength' specification (e.g. Hapworth Superflow or similar) or PVC drainage pipes to BS4562 & BS4564, laid & backfilled in accordance with manufacturers instructions.
- Location of sewers & lateral drains to be in accordance with the BS5951 C Design and Construction Guidelines Approved Version 3.3 dated 11 November 2023 and the specific requirements of WML Water.
- Location of manholes & other structures to be in accordance with BS5951 C:4.
- Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
- Generally inspection chambers covers should be Green D400 in trafficked areas Grade D20 in parking areas and occasional traffic and A15 in pedestrian only areas.
- Runwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
- The position of SVPs, sub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
- 150mm diameter pipes are to be laid to fall of 1 in 40. 200mm diameter pipes to be laid to fall of 1 in 60. 300mm diameter pipes to be laid to fall of 1 in 80. 450mm diameter pipes to be laid to fall of 1 in 100. 600mm diameter pipes to be laid to fall of 1 in 120. 900mm diameter pipes to be laid to fall of 1 in 150.
- 100mm diameter pipes are to be laid to minimum fall of 1 in 80 and 150mm diameter pipes are to be laid to minimum fall of 1 in 100.
- Gullies situated in areas accessible to wheeled vehicles to be of a 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 PCC catchpit to be used.
- This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
- Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued on 04/03/2023, 04/03/2024 and 07/03/25.
- Site Access and Section 276 Works as per RCP's Policy, Section 276 General Arrangement (PDR E5139-301 to 302).
- Architectural blocks based on RCP's Substructure Layouts, issued on 04/03/2023, 04/03/2024 and 07/03/25.
- Topographical Survey as per Enclosure Survey drawing no. ENC240203/14/1 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/E5139-201 to 245), Surface Water Sewer and Foul Water Sewer Manhole Schedules (PDR E5139-314 to 315), Section 276 Drainage Construction Details (PDR E5139-473 to 475).
- Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
- Where necessary, a road water to be constructed in accordance with the Highways Act 1980 and the relevant local authority's requirements.
- All culverts shall have a crossfall to drain surface water into adjoining gardens.
- All culverts shall be constructed in accordance with the relevant local authority's requirements.
- 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	R	D400
F			Drainage	F	B125
A15			Drainage	A15	A15

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
- Seals 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 at 4.7m above 200mm maximum & 150mm beam & base, in the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type 2 chamber is to be used).
- Roofing 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 Access Point and Rail
- 1500mm High Access Point and Rail
- Timber VSS with pedestrian rail
- Road Protection Area and TPE (True Protection Plan based on Architect's drawing number 0440-21, revision 02, issued to RCP in May 2024 on 01/03/2024).

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	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 11 OF 22

Date:	April 2024	Scales:	1:200 at A1
Drawn:	AD	Checked:	MW
Approved:	TRS		

Drawing No. FOR/E5139/461 D

FOR CONSTRUCTION

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