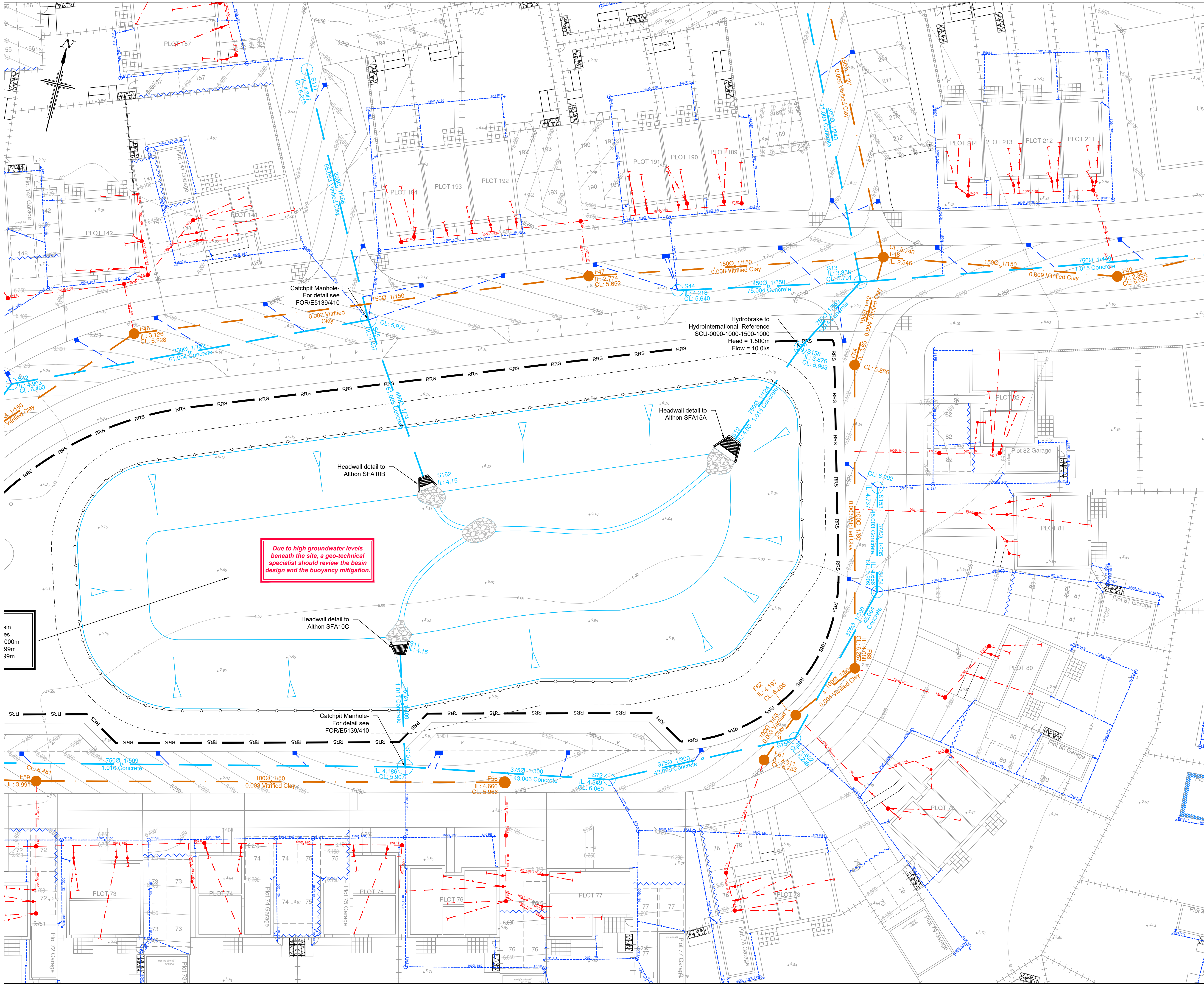


1:200 SHEET KEY PLAN

NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale from this drawing. Only written dimensions are to be used.
- FW & SW House Drains are to be constructed in accordance with the Building Regulations & BS5911 & BS5911 C Design and Construction Guidance Approved Version 3.3 dated 1 November 2021 and the specific requirements of WML Water.
- Drains are to be constructed using flexible uPVC or vitrified clay pipe to BS EN 205-100 'Rope Strength' specification (e.g. Hagerman Superflex or similar) uPVC drainage systems to BS4670 & BS2464, bedded & backfilled in accordance with manufacturers instructions.
- Location of sewers & lateral drains to be in accordance with the BS2464 Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2021 and the specific requirements of WML.
- Bedding of drains shall 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 shall be Grade D400 in trafficked areas Grade D25 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, slab stacks, WC outlets, Bath inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
- Generally 150mm RW Drains are to be laid to fall of 1 in 40, 300mm drains are to be laid to fall of 1 in 60, both in 100mm diameter pipes. 300 pipes are to be 100mm diameter when serving 2 dwellings or 2 RW connections. RW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where otherwise specified.
- 100mm RW Drains are to be laid to minimum fall of 1 in 80 and 150mm RW Drains are to be laid to minimum fall of 1 in 150.
- Gullies situated in areas accessible to vehicles to be of suitable construction for trafficked areas.
- Where land drains are identified on the Architect's details, connect into relevant RW 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 and Structural Engineer's design drawings and specification.
- Site Access and Section 276 Works as per RCP Policy No. 276 General Arrangement (PDR E3130-301 to 302).
- Architectural blocks based on the Building Regulations Approved Site Layout Plan, issued by RCP in July 2021 on 04/03/2024 and 07/03/2025.
- Topographical Survey as per Enclosure Survey drawing no. ENC24082031471 to 15, dated September 2020.
- 150mm High Knee Post and Ball for Domestic Drainage, Section 276 General Arrangement (PDR E3130-301 to 302).
- Surface Water from private areas is not to be discharged onto adaptable highway and vice versa.
- Where necessary a wall drain is to be constructed with a minimum depth of 600mm being exceeded, then Type 2 drainage is to be used.
- All CWC works to be in accordance with the Domestic Drainage Schedule (PDR E3130-301 to 302).
- All outfall stacks shall have a crossfall to drain surface water into adjoining gardens.
- All drain private downpipes, ending down drain to be designed to fall surface water away from 500 works, if not suitable, fall with ACO drainage to the road.
- 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 chamber (New Entry) in areas subject to vehicle loading. If distance from cover level is increased to 300mm D or 300mm x 900mm.	Road Driveway Garden	R D A15	D400 B125 A15
RE					Rolling point at head of drain

KEY

- Site Boundary
- Adaptable Surface Water Sewers (WNL)
- Adaptable Flow Control Manhole (WNL)
- Adaptable Foul Water Sewers (WNL)
- Indicative Foul Rising Main
- Adaptable PCC Headwall (WNL)
- 3m SuDS Easement
- Sealed with Granular Drain at Base
- Cellular Storage Tanks
- Adaptable Road Gully & Connection
- Private Road Gully & Connection
- Private Surface Water Domestic Drainage
- House connection via 300mm dia. shallow access chamber not more than 600mm deep (based on floor level at 300mm above 200mm maximum & 100mm above 100mm). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type 2 drainage 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 normal fall prior to connection to Surface Water Drainage Network.
- 1500mm High Knee Post and Ball for Domestic Drainage, Section 276 General Arrangement (PDR E3130-301 to 302).
- Fencing at Attention Basins
- Timber VRS with pedestrian rail
- Root Protection Area and TPE
(True Protection Plan Based on Arboricultural's drawing number 8446218, revision 02, issued to RCP in July 2021 on 04/03/2024).

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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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
Rev.	Date	Details	By	Chkd	Appd

Client:-

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

Drawing Title:-
DOMESTIC DRAINAGE LAYOUT
SHEET 12 OF 22

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

Scale: 1:200 at A1

Drawing No. **FOR/E5139/462 D**

FOR CONSTRUCTION

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