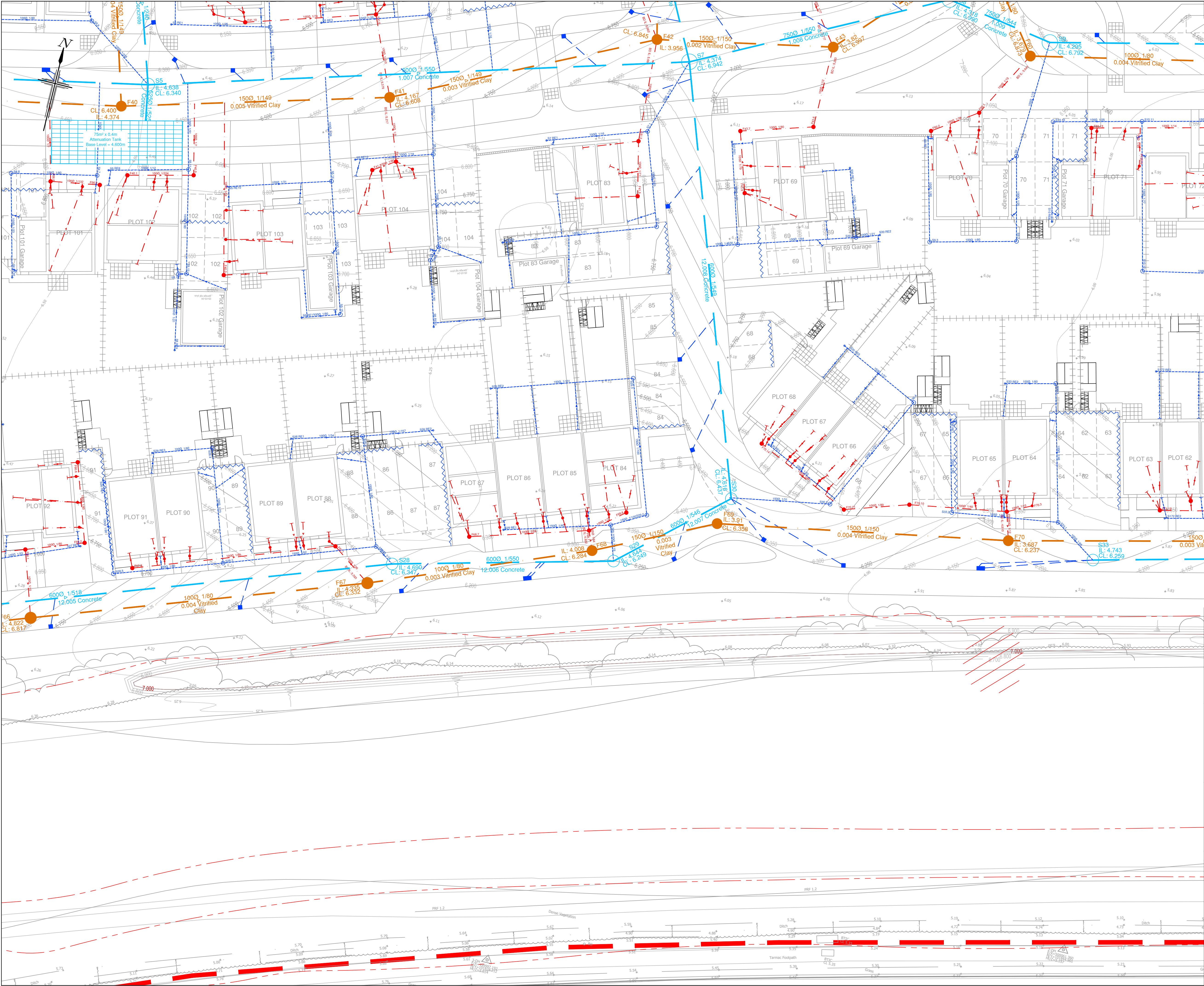


1:200 SHEET KEY PLAN

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 Drains are to be constructed in accordance with the Building Regulations & BS5951 & BS5950 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 heavy gauge vitrified clay pipes to BS EN 252-100 "Super Strength" specification (e.g. Hagerman Superstone or similar) or uPVC drainage pipework to BS4466 & BS4468, bedded & backfilled in accordance with manufacturers instructions.
- Location of sewers & lateral drains to be in accordance with the BS5950 Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WNL.
- Location of soakaways & lateral drains to be in accordance with the BS5950 Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WNL.
- Cover levels indicated on the Drainage Schedule are normal & 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.
- Roofwater 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 diameter pipes should be Grade D400 in trafficked areas Grade D25 in parking areas and occasional traffic and A15 in pedestrian only areas.
- Roofwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
- 150mmD FW Drains are to be laid to minimum fall of 1 in 80 and 150mmD FW Drains are to be laid to minimum fall of 1 in 150.
- Gullies situated in areas accessible to wheeled vehicles to be of adequate construction for trafficked areas.
- Where land drains are identified on the Architect's details, connect into nearest SW system.
- Where catchpits have been shown in new gardens connecting to land drains, 500mm PPR catchpit to be used.
- This drawing should be read in conjunction with the Architect and Structural Engineer's design drawings and specification.
- Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued to RCP in July 2023 on 04/03/2023, 04/03/2024 and 07/03/2025.
- Site Access and Section 276 Works as per RCP's Planning File, Section 276 General Arrangement (PDR E5139-301 to 302).
- Architectural blocks based on RCP's Substructure Levels, issued to RCP in July 2023 on 04/03/2023, 04/03/2024 and 07/03/2025.
- Topographical Survey as per Enclosure Survey drawing no. ENC24020203.147 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).
- Surface Water Sewer and Foul Water Sewer Manhole Schedule (PDR E5139-410 to 415), Section 104 Drainage Construction Details (FOR E5139-410 to 415) and Domestic Drainage Construction Details (FOR E5139-410 to 415).
- Where necessary, a new drain may be installed in accordance with the relevant Building Regulations and the relevant Building Regulations.
- Surface water from private areas is not to be discharged onto any adjacent highway and vice versa.
- All CDM works to be in accordance with the relevant Building Regulations and the relevant Building Regulations.
- All soakaway stacks shall have a crossfall to drain surface water into adjoining gardens.
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- Any Variance or Discrepancy must be reported back to RCP Engineering before work begins.

KEY

- Site Boundary
- Adaptable Surface Water Sewers (WNL)
- Adaptable Flow Control Manhole (WNL)
- Adaptable Foul Water Sewers (WNL)
- Indicative Foul Rising Main
- Adaptable PCC Headwalls (WNL)
- 3m SuDS Easement
- Seawall with Granular Drain at Base
- Cellular Storage Tanks
- Adaptable 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 up to 270mm covered 200mm insulation & 100mm beam & duct.
- In the event that conditions on-site differ in maximum depth of 600mm being exceeded, then Type of chamber to be used.
- Rodding Eye
- 'A' or 'C' Channel (showing connecting pipe) or similar
- Yard Gully and Connection
- Filter Drain (showing connecting pipe) with final 1.0m section of 150mm perforated UPVC pipe laid to normal fall prior to connection to Surface Water Drainage Network.
- 1500mm High Knee Post and Rail
- Fencing at Attenuation Basins
- Timber VRS with pedestrian rail
- Root Protection Area and TPE
- (True Protection Plan Based on Architectural's drawing number 0440-218, revision 02, issued to RCP in July 2023 on 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
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Rev.	Date	Details	By	Chkd	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 16 OF 22

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

Drawing No. FOR/E5139/466 D

FOR CONSTRUCTION

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