

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 & 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 heavy duty vitrified clay pipes to BS EN 252:1991 'Super Strength' specification (e.g. 'Superflow' Superflow or similar) or uPVC drainage pipework to BS4422 & BS4424, bedded & backfilled in accordance with manufacturers instructions.
- Location of sewers & lateral drains is 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.
- Backfilling of drains trenches adjacent to dwellings or other structures to be in accordance with BS5911 Fig. 9.
- 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 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, Bath inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
- Currently 100mm RW drains are to be laid to fall of 1 in 40. SW drains are to be laid to fall of 1 in 60. Soots in 100mm downpipe pipes. SW pipes are to be 100mm diameter when serving 2 dwellings or 2 RWP connections. RW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a smaller is provided.
- 100mm RW Drains are to be laid to minimum fall of 1 in 40 and 150mm RW Drains are to be laid to minimum fall of 1 in 150.
- 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 nearest SW system.
- Where catchpits have been shown in new gardens connecting to main 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 layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued by RCP in May 2024 on 04/02/2023.
- Architectural blocks based on RCP's Substructure Layouts, issued by RCP in May 2024 on 04/02/2023, 04/03/2024 and 07/03/25.
- Topographical Survey as per Encompass Survey drawing no. ENC24020203.1471 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 Manhole Schedule FOR/E513/201 to 415, Section 104 Drainage Construction Details (FOR/E513/201 to 415) and Domestic Drainage Construction Details (FOR/E513/201 to 415).
- Where necessary, a new drain 150mm in diameter drainage, leading to the drainage network with internal branching.
- Surface water from private areas is not to be discharged onto adaptable highway and vice versa.
- All CWC works to be in accordance with Water Drainage Control Details, the finding of all CWC works to connect with ADC drawing 80000001 New C.
- All topsoil shall have a crossfall to drain surface water into adjoining gardens.
- All drain private downpipes, parking bays, etc to be designed to drain surface water away from SDB works. If not suitable, full width ADC drainage to be installed.
- ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.**

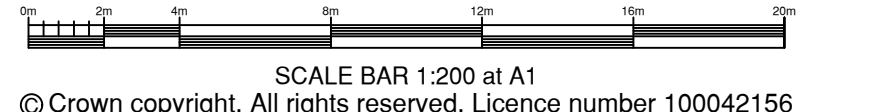
KEY

- 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
- Sewer 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 four risers up to 20mm covered 200mm insulation & 150mm beam & duct, in the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type 3 chamber 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 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 (Tree Protection Plan Based on Arboricultural's drawing number 8848218, revision 02, issued by 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.



Rev.	Date	Details	By	Chkd	Appd
E	01.04.25	Updated to suit latest Architect blocks 07.03.25.	BM	LAD	LAD
D	06.12.24	Manhole S34.1 label updated following client comments received 18.11.24.	KG	JC	TRS
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 18 OF 22

Date: April 2024

Drawn: AD

Checked: MW

Approved: TRS

Drawing No. FOR/E5139/468 E

FOR CONSTRUCTION

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