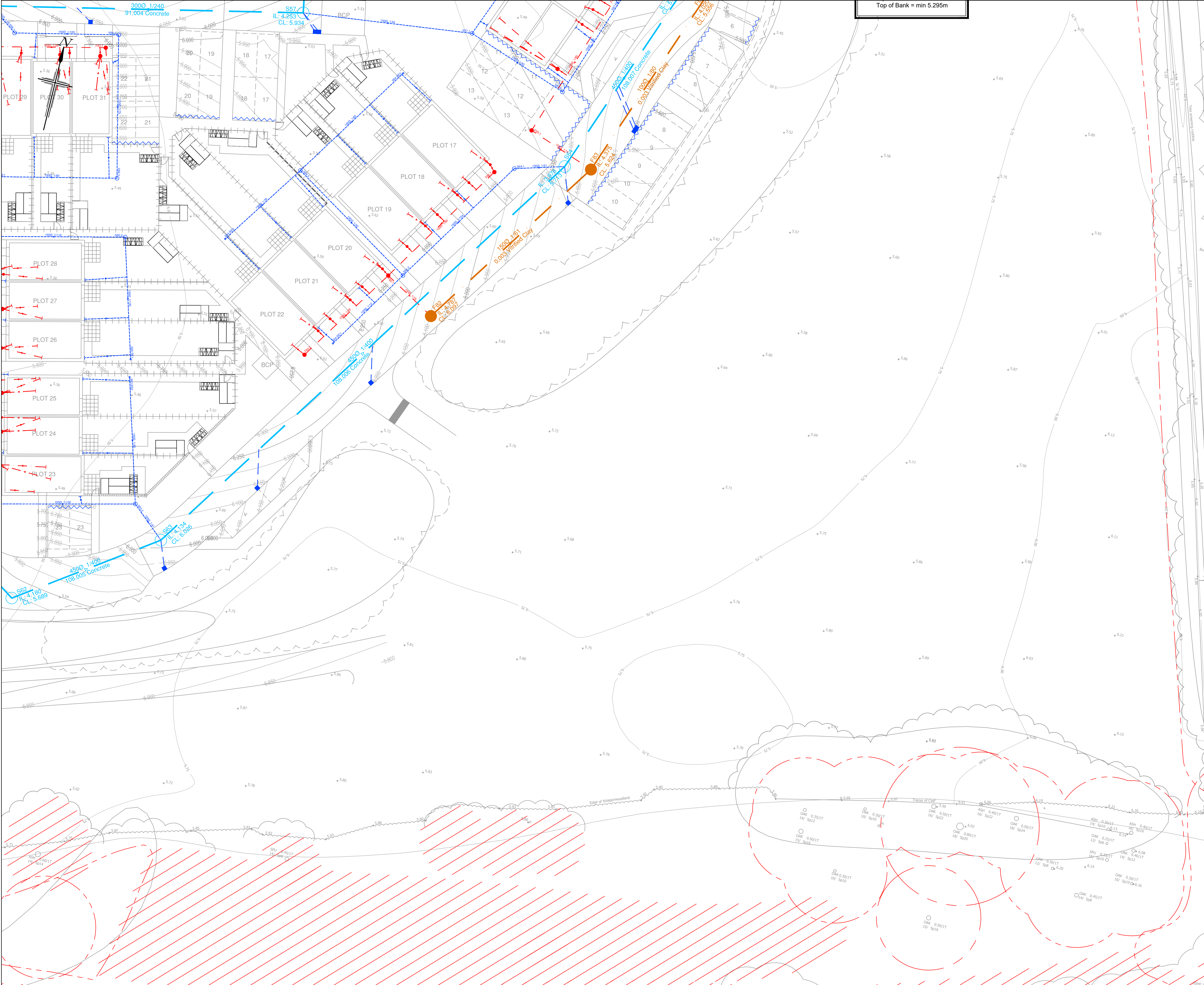


1:200 SHEET KEY PLAN

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 drainage is to be constructed in accordance with the Building Regulations & BS5911 & S50 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 or rigid access pipes to BS EN 252:1997 'Rigid Strength' specification (e.g. Hapworth Superflow or similar) or uPVC drainage systems to BS4422 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
- Location of sewers & lateral drains to be in accordance with the S50 Appendix C Design and Construction Guidance Approved Version 3.3 dated 11 November 2023 and the specific requirements of WNL.
- Bedding of these trenches adjacent to dwelling or other structure to be in accordance with BS5911:Pg.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 B125 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.
- Generally 100mm W/D drains are to be laid to fall of 1 in 40, 150mm drains are to be laid to fall of 1 in 60, both in 100mm diameter pipes. 150mm 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, or where it is otherwise provided.
- 100mm RWP Drains are to be laid to minimum fall of 1 in 80 and 150mm RWP Drains are to be laid to minimum fall of 1 in 150.
- Gullies situated in areas accessible to wheeled 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 existing 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 to RCP in May 2023 on 04/05/2023.
- Architectural blocks based on RCP's Substructure Layouts, issued to RCP in May 2023 on 04/05/2023, 04/05/2024 and 07/05/2025.
- Topographical Survey as per Enclosure Survey drawing no. ENC24082031.47 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/S19/201 to 214), Surface Water Sewer and Foul Water Sewer Manhole Schedules (FOR/S19/215 to 415), Section 194 Drainage Construction Details (FOR/S19/416 to 418) and Domestic Drainage Construction Details (FOR/S19/419 to 473 to 475).
- Where necessary, a new man 1.0m dia domestic drainage, leading to be constructed in accordance with internal bedding.
- Surface water from private areas is not to be discharged onto adaptable highway and vice versa.
- All CDM works to be in accordance with the Health and Safety Regulations 2015 and the Construction (Design and Management) Regulations 2015.
- All backfill shall have a crossfall to drain surface water into adjoining garden.
- In installation.
- All backfill private downpipes, existing drains etc to be designed to fall surface water away from 530 works, if not suitable, full width ACD drainage to be installed.
- 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 | Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. If distance from cover level to road is less than 100mm, access opening shall be restricted to 250mm Ø or 300mm x 500mm. | Road<br>Driveway<br>Garden | R<br>O<br>RE | D400<br>B125<br>A15 |

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
- Swale 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 manholes at 150mm across 200mm maximum & 150mm beam & depth, in the event that conditions on-site report in maximum depth of 600mm being exceeded, then Type B chambers to be used).
- Rodding Eye
- 'Acid' 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 Rail
- Fencing at Attenuation Basins
- Timber Protection Area and TPF (Tree Protection Plan Based on Arboricultural's drawing number 844621.R, revision 02, issued to RCP in May 2023 on 04/05/2024).

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 | 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:-

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

Drawing Title:- DOMESTIC DRAINAGE LAYOUT

SHEET 19 OF 22

Date: April 2024 Scales: 1:200 at A1

Drawn: AD Checked: MW Approved: TRS

Drawing No. FOR/E5139/469 D

FOR CONSTRUCTION

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