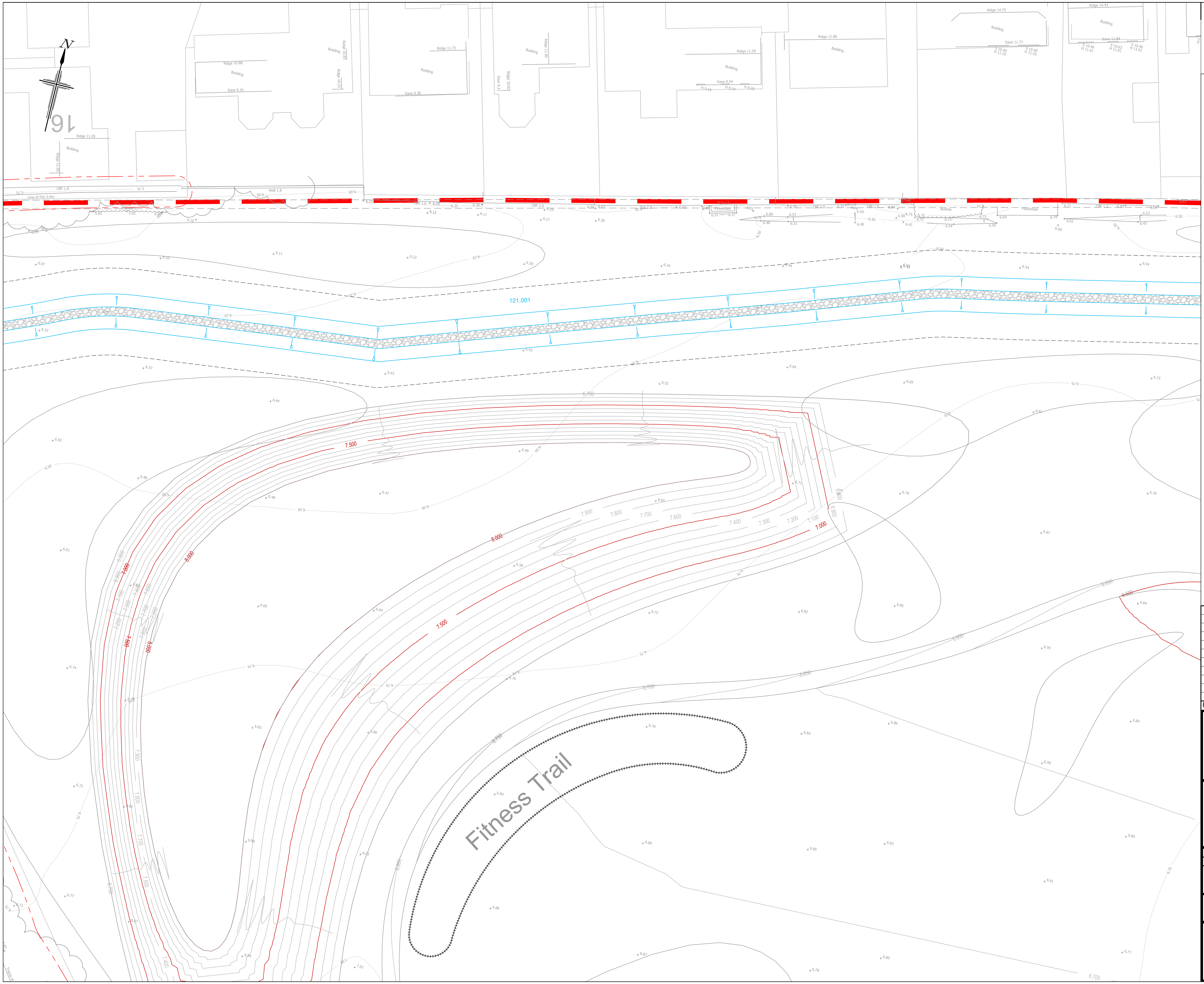

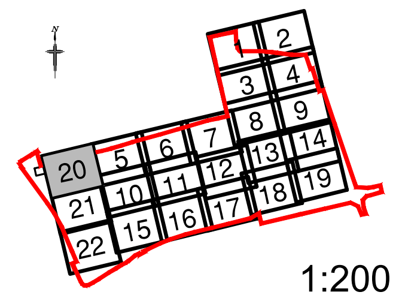

1:200 SHEET KEY PLAN

NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.3 dated 11 November 2023 and the specific requirements of IWNL Water.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2494, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Approved Version 2.3 dated 11 November 2023 and the specific requirements of IWNL.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. 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.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm 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 a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued to RCP in .dwg format on 06/02/2023
18. Site Access and Section 278 Works as per RCP's.dwg file, Section 278 General Arrangement (FOR-E5139-301 to 302).
19. Architectural blocks based on RCP's Substructure Layouts, issued to RCP in .dwg format on 24/03/2023, 04/03/2024 and 07/03/25.
20. Topographical Survey as per Encompass Surveys drawing no. ENC/240820/3LL4/1 to 10, dated September 2020.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (FOR/E5139/201 to 214), Surface Water Sewer and Foul Water Sewer Manhole Schedules (FOR-E5139-415 to 418), Section 104 Drainage Construction Details (FOR-E5139-410) and Domestic Drainage Construction Details (FOR-E5139-473 to 474).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, full width ACO drainage to be installed.
27. ***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 soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm Ø or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
			RE	Rodding point at head of drain	

KEY

Site Boundary	🟥 🟥
Adoptable Surface Water Sewers (IWNL)	S1
Adoptable Flow Control Manhole (IWNL)	S1
Adoptable Foul Water Sewers (IWNL)	F1
Indicative Foul Rising Main	– – –
Adoptable PCC Headwalls (IWNL)	
3m SuDS Easement	– – –
Swale with Granular Drain at Base	
Cellular Storage Tanks	
Adoptable Road Gully & Connection	RG
Private Road Gully & Connection	RG
Private Surface Water Domestic Drainage	S1.1
Private Foul Water Domestic Drainage	F1.1
House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***	
Rodding Eye	RE
'Aco' Channel (showing connecting pipe) or similar	
Yard Gully and Connection	YG 18.00
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.	FILTER DRAIN →
1500mm High Knee Post and Rail Fencing at Attenuation Basins	
Timber VRS with pedestrian rail	RRS
Root Protection Area and TPF ***(Tree Protection Plan Based on Arboricultural's drawing number 5646/21/B, revision 03, issued to RCP in .dwg format 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

1. 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.

0m 2m 4m 8m 12m 16m 20m

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 20 OF 22

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

Drawing No. FOR/E5139/470 D

FOR CONSTRUCTION

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