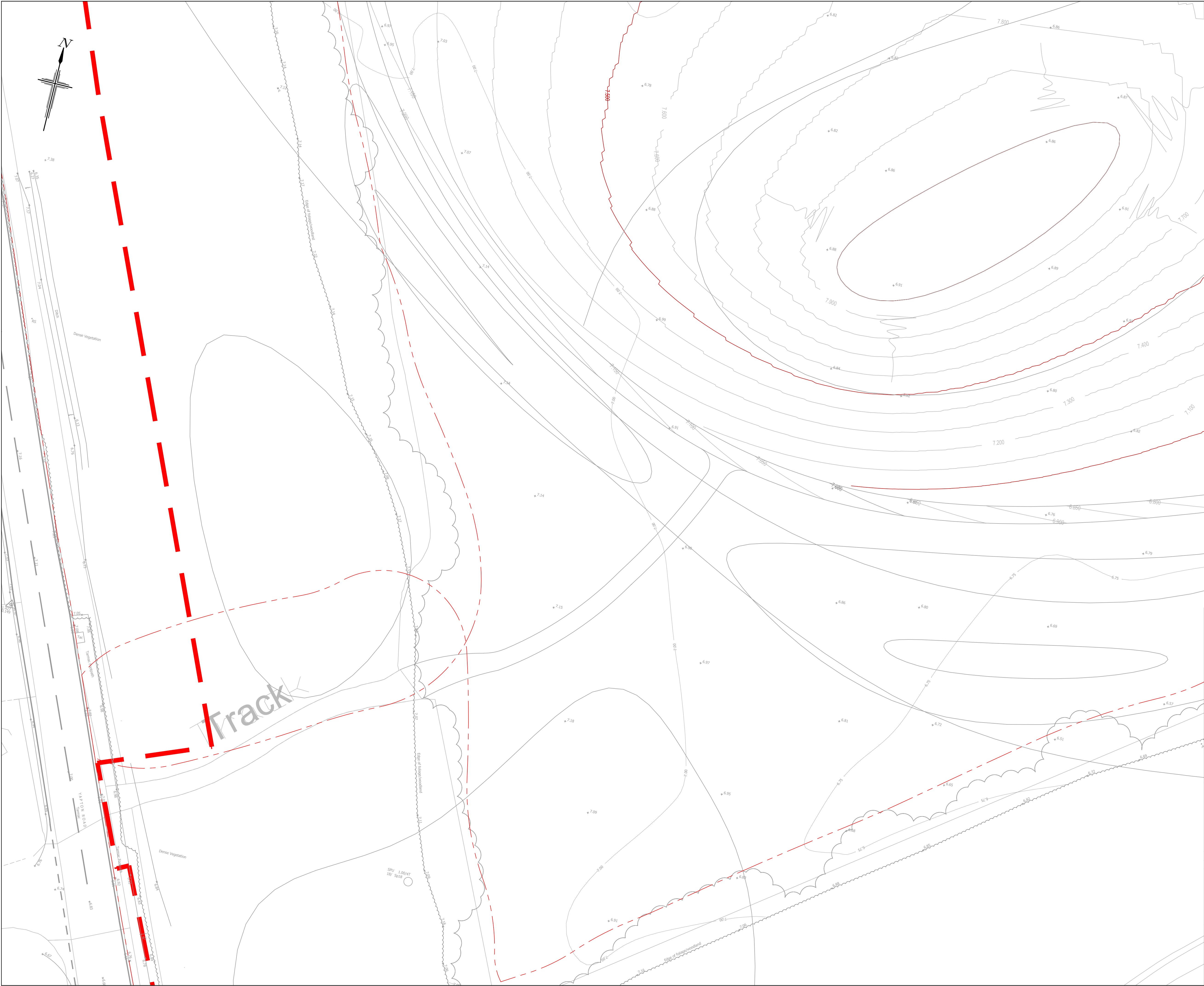


1:200 SHEET KEY PLAN

NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale from this drawing. Only written dimensions are to be used.
- FW & SWI House Drainage is to be constructed in accordance with the Building Regulations & BS5911 & SSG Appendix C Design and Construction Guidelines Approved Version 3.3 dated 11 November 2023 and the specific requirements of WNL, WNL.
- Drains are to be constructed using flexible jointed vitrified clay pipes to BS EN 252:1997 'Super Strength' specification (e.g. Hapworth Superstone or similar) or uPVC drainage pipework to BS4422 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
- Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidelines Approved Version 3.3 dated 11 November 2023 and the specific requirements of WNL.
- Backfilling of drains trenches adjacent to dwelling or other structure to be in accordance with BS5911 Fig 9.
- 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 D225 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 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 FW Drains are to be laid to fall of 1 in 40, SW drains are to be laid to fall of 1 in 60, both in 100mm diameter pipes. SW 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 otherwise is provided.
- 100mmD 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 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 main drains, 500mm PPC 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 Home Approval: Site Layout Plan, issued to RCP in May 2023 on 24/03/2023, 24/03/2024 and 07/03/25.
- Architectural blocks based on RCP's Substructure Layouts, issued to RCP in May 2023 on 24/03/2023, 24/03/2024 and 07/03/25.
- Site Access and Section 276 Works as per RCP's May 2023, Section 276 General Arrangement (PDR E5139-301 to 302).
- Topographical Survey as per Enclosure Survey drawing no. ENC2402031471 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/E5139-201 to 214), Surface Water Sewer and Foul Water Sewer Manhole Schedules (FOR/E5139-415 to 418), Section 104 Drainage Construction Details (FOR/E5139-419 to 473) & 474.
- Where manholes are shown in this drawing, they are to be constructed in accordance with the relevant specification.
- Where manholes are shown in this drawing, they are to be constructed in accordance with the relevant specification.
- Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
- All CWC works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-475 to 478).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-479 to 482).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-483 to 486).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-487 to 490).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-491 to 494).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-495 to 498).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-499 to 502).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-503 to 506).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-507 to 510).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-511 to 514).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-515 to 518).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-519 to 522).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-523 to 526).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-527 to 530).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-531 to 534).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-535 to 538).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-539 to 542).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-543 to 546).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-547 to 550).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-551 to 554).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-555 to 558).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-559 to 562).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-563 to 566).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-567 to 570).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-571 to 574).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-575 to 578).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-579 to 582).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-583 to 586).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-587 to 590).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-591 to 594).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-595 to 598).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-599 to 602).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-603 to 606).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-607 to 610).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-611 to 614).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-615 to 618).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-619 to 622).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-623 to 626).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-627 to 630).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-631 to 634).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-635 to 638).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-639 to 642).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-643 to 646).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-647 to 650).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-651 to 654).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-655 to 658).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-659 to 662).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-663 to 666).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-667 to 670).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-671 to 674).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-675 to 678).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-679 to 682).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-683 to 686).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-687 to 690).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-691 to 694).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-695 to 698).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-699 to 702).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-703 to 706).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-707 to 710).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-711 to 714).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-715 to 718).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-719 to 722).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-723 to 726).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-727 to 730).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-731 to 734).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-735 to 738).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-739 to 742).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-743 to 746).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-747 to 750).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-751 to 754).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-755 to 758).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-759 to 762).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-763 to 766).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-767 to 770).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-771 to 774).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-775 to 778).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-779 to 782).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-783 to 786).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-787 to 790).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-791 to 794).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-795 to 798).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-799 to 802).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-803 to 806).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-807 to 810).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-811 to 814).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-815 to 818).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-819 to 822).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-823 to 826).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-827 to 830).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-831 to 834).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-835 to 838).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-839 to 842).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-843 to 846).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-847 to 850).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-851 to 854).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-855 to 858).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-859 to 862).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-863 to 866).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-867 to 870).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-871 to 874).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-875 to 878).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-879 to 882).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-883 to 886).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-887 to 890).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-891 to 894).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-895 to 898).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-899 to 902).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-903 to 906).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-907 to 910).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-911 to 914).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-915 to 918).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-919 to 922).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-923 to 926).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-927 to 930).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-931 to 934).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-935 to 938).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-939 to 942).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-943 to 946).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-947 to 950).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-951 to 954).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-955 to 958).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-959 to 962).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-963 to 966).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-967 to 970).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-971 to 974).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-975 to 978).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-979 to 982).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-983 to 986).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-987 to 990).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-991 to 994).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-995 to 998).
- All culvert works to be in accordance with Water Disposal Council's Design and Construction Details (FOR/E5139-999 to 1000).

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
- Sewals 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 their status as at 30mm across 200mm insulation & 100mm down & back, in the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type B chambers 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
- Timber VRS with pedestrian rail
- Root Protection Area and TPF (Tree Protection Plan Based on Arboricultural's drawing number 8448-21-R, revision 02, issued to RCP in May 2023 on 24/03/2024).

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
© Crown copyright. All rights reserved. Licence number 100042156

Rev.	Date	Details	By	Chkd	Appd
C	01.04.25	Updated to suit latest Architect blocks 07.03.25.	BM	LAD	LAD
B	30.10.24	Subject to adopting authority approval.	KG	JC	TRS
A	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

Client:-



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

Drawing Title:-
**DOMESTIC
DRAINAGE
LAYOUT**

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

Drawing No. **FOR/E5139/472 C**

FOR CONSTRUCTION



Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpcconsultants.co.uk W: rcpcconsultants.co.uk