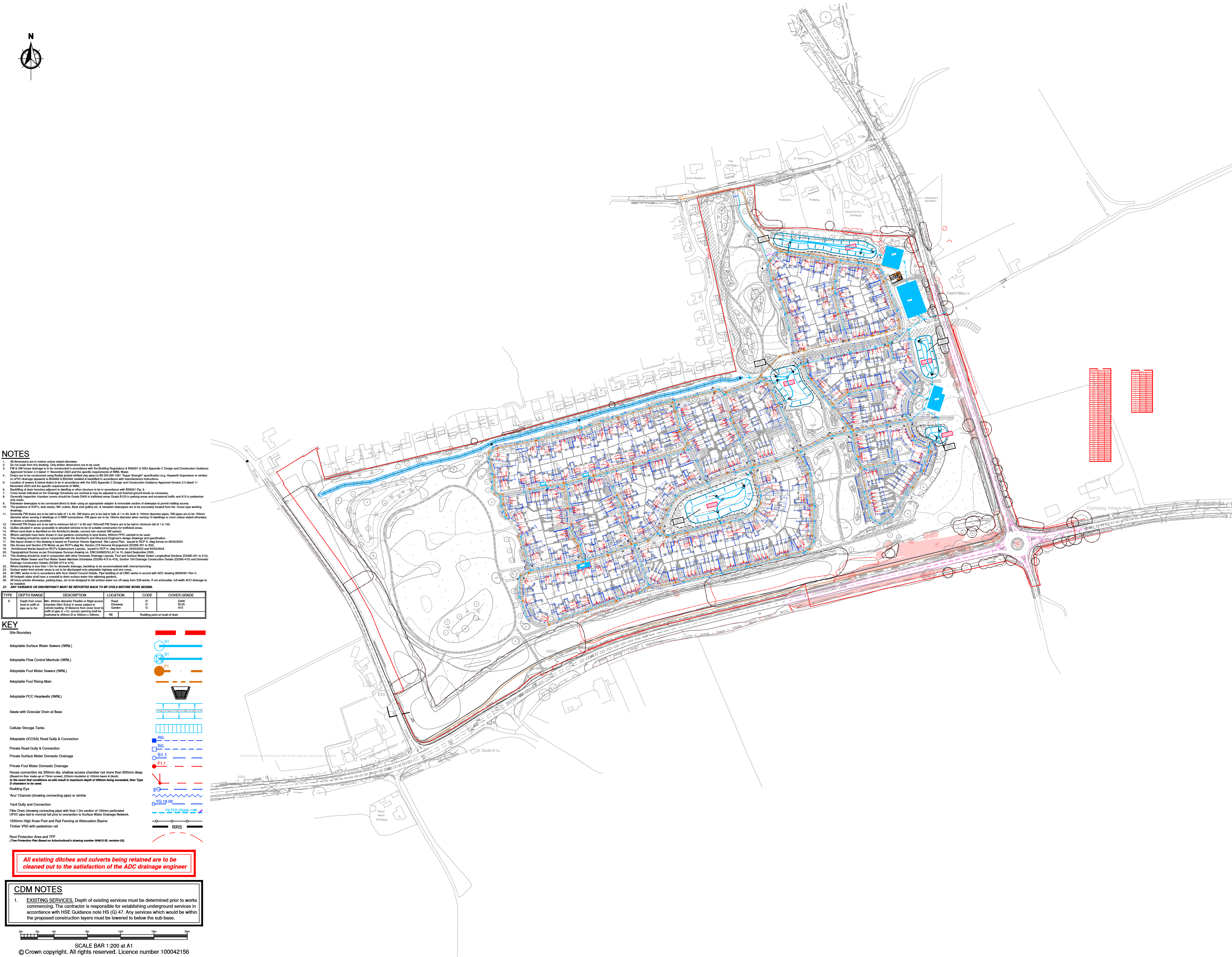




NOTES

1. All dimensions are in metres unless stated otherwise.

2. Do not scale from this drawing. Only written dimensions are to be used.

3. All SW house drains to be constructed in accordance with the Building Regulations & BS5001 & SSG Appendix C Design and Construction Guidance.

4. Approved Vendor 2.3 dated 11 November 2022 and the specific requirements of WNL Water.

5. Drains are to be constructed using freely jointed vitrified clay pipes to BS EN 205-1991 "Super Strength" specification (e.g. Hespworth Superflow or similar) or PVC drainage gaskets to BS5951 & BS5952, tested & certified in accordance with manufacturers instructions.

6. 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 2022 and the specific requirements of WNL.

7. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS5001 Fig. 5.

8. Cover levels indicated on the Drainage Schedules are optional & may be adjusted to suit finished ground levels as necessary.

9. 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.

10. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.

11. The position of DPO's, man stacks, WCs, outdoor, back inlet gullies etc. & rainwater downpipes are to be accurately located from the given type working drawings.

12. 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 FWW connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where it is not feasible to provide.

13. 150mm FW Drains are to be laid to minimum fall of 1 in 40 and 150mm FW Drains are to be laid to minimum fall of 1 in 150.

14. Where laid drains are identified on the Architect's details, contact the nearest SW system.

15. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.

16. Where catchpits have been shown in new gardens connecting to land drains, 600mm PPVC catchpit to be used.

17. This drawing should be read in conjunction with the Architect's design drawings and specification.

18. 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.

19. Site Access and Section 276 Works as per RCP's drawings, Section 276 General Arrangement (02085-001 to 202).

20. Architectural details based on RCP's Substructure Layouts, issued to RCP in .dwg format on 24/02/2023 and 04/03/2024.

21. Topographical Survey and Enclosure Survey drawings, ENCLOSURE/CLIMATE to be 1:5, dated September 2022.

22. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (02085-201 to 214), Surface Water Sewer and Foul Water Sewer Manhole Schedules (02085-415 to 418), Section 104 Drainage Construction Details (02085-419) and Domestic Drainage Construction Details (02085-473 to 474).

23. Where buildings are less than 1.0m for domestic drainage, bedding to be accommodated with internal bedding.

24. Surface water from private areas is not to be discharged into public highway and vice versa.

25. All COW works to be in accordance with Area District Council Details. The bedding of all COW works to accord with ADC drawing 80000381 Rev C.

26. All private roads and new roads to be constructed to meet surface water into adjoining gardens.

27. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SSB works. If not achievable, full width ACO drainage to be installed.

27. ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO BP CIVILS BEFORE WORK BEGINS.

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to outlet of pipe up to 3m	Min. 400mm diameter Flexible or Rigid access chamber (then 150mm in areas subject to vehicle loading, 150 distance from cover level to outlet of pipe to 150, access opening shall be restricted to 200mm Ø or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
RE					Flanking point at head of drain

KEY

Site Boundary

Adoptable Surface Water Sewers (WNL)

Adoptable Flow Control Manhole (WNL)

Adoptable Foul Water Sewers (WNL)

Adoptable Foul Rising Main

Adoptable PCC Headwalls (WNL)

Seals with Granular Drain at Base

Cellular Storage Tanks

Adoptable (ICOSA) 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 make-up of 75mm covered 200mm riserhead & 150mm lower & above). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chamber to be used.

Rodding Eye

'A'or 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

Flood Protection Area and TPF
(True Protection Plan Based on Arboricultural's drawing number 5846/21/8, revision 00).

S1

S1

F1

RG

RG

S1.1

F1.1

VS 18.00

FILTER DRAIN

RRS

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

6m

8m

10m

12m

14m

16m

18m

20m

SCALE BAR 1:200 at A1

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NOTES

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.

2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.

3. Do not scale. Work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.

5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.

6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logos and company information must be removed from copies if information is re-used.

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8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.

Original Issue

Rev.

Date

Amendments

BP CIVILS

Infrastructure Design and Transport Planning Consultants

2 West Barn, Norton Lane, Chichester, West Sussex PO20 3AF

Tel: 01243 210418

www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status

FOR TENDER

NOT FOR CONSTRUCTION

Client

Foreman Homes Ltd

Project

Land West of Church Lane & Horsemere Green Lane, Climping

Drawing Title

Domestic Drainage Layout

Overall Layout

Scale at A1

Date

Drawn By

Checked By

Project No.

1:2000

Jul 25

JHL

LDF

D2385

Drawing Code

Drawing No.

Rev.

000-BPC-WD-ZZ-D-C

E450

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