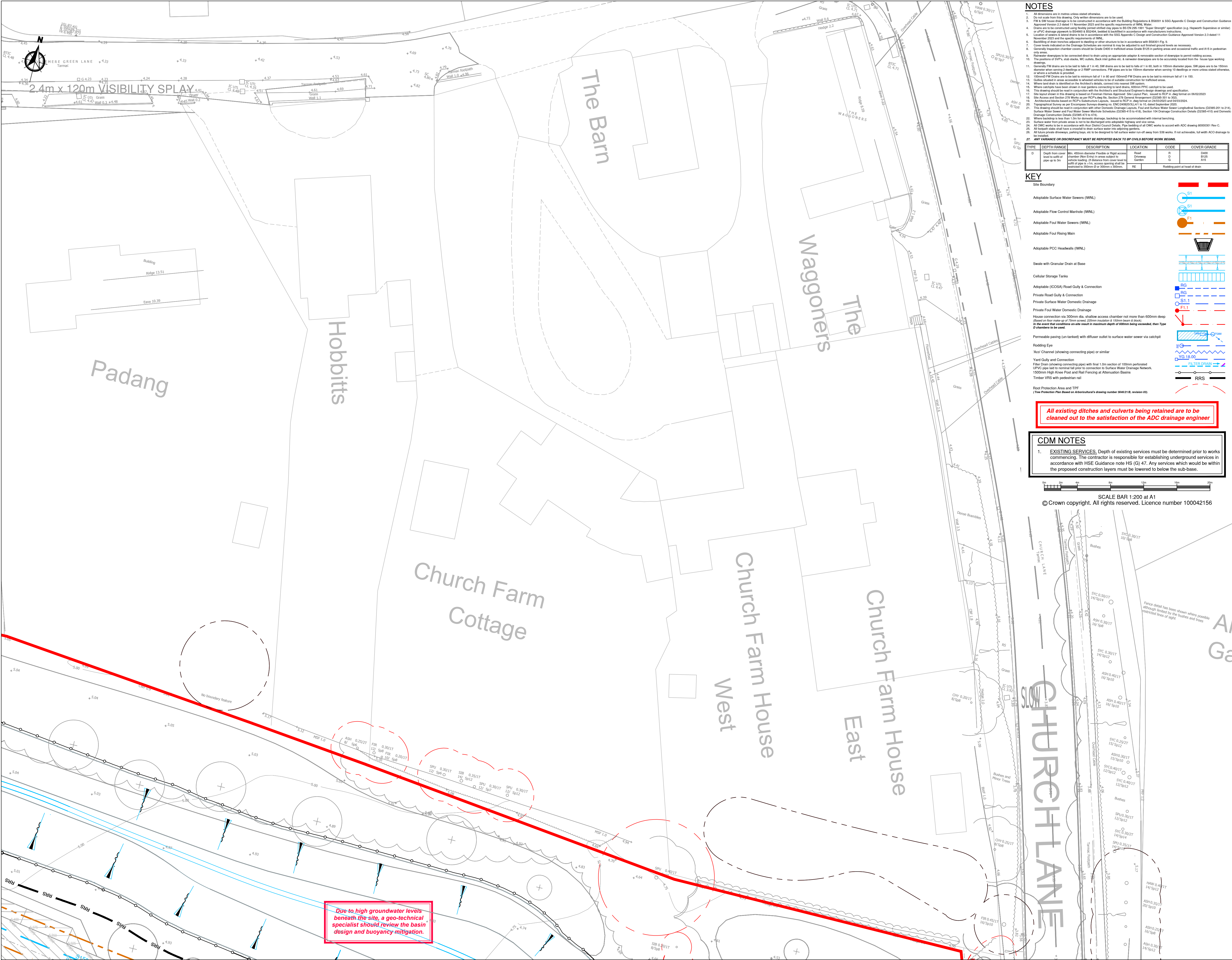




NOTES

- All dimensions are in metres unless stated otherwise.
- Do not add from this drawing. Only written dimensions are to be used.
- FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance Approved Version 2.3 dated 11 November 2023 and the specific requirements of WNL Water.
- Drains are to be constructed using flexible jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hespworth Superstone or similar) or PCC drainage pipe to BS EN 14010, bedded & backfilled in accordance with manufacturer's instructions.
- 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 WNL.
- Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8001 Fig. 7.
- Cover levels indicated on the Drainage Schedule are correct & 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.
- Relevant drainage to be connected direct to drain using an appropriate adaptor & removable section of drainage to permit rodding access.
- The position of SPU, sub-drains, WC outlets, Bath, shower pan etc. & sewerage discharges are to be accurately located from the house type working drawings.
- 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 unless otherwise stated. Drains are to be laid to minimum fall of 1 in 90 and 150mm DW Drains are to be laid to minimum fall of 1 in 150.
- Where land drains are identified on the Architect's site plan, 600mm PPH catchpits to be used.
- Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPH catchpits to be used.
- This drawing should be read in conjunction with the Architect's site plan, 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 .dwg format on 06/02/2023.
- Site Access and Section 278 Works as per RCP Plans No. Section 278 General Arrangement (0208-301 to 302).
- Architectural blocks based on RCP's Substructure Layouts, issued to RCP in .dwg format on 24/03/2023 and 04/03/2024.
- Topographical Survey as per Ordnance Survey drawings, (OS 2000/2010/2011, 1:50,000, dated September 2000).
- Surface Water Drainage and Foul Water Drainage as per Ordnance Survey drawings, (OS 2000/2010/2011, 1:50,000, dated September 2000).
- This drawing should be read in conjunction with other Ordnance Survey drawings, (OS 2000/2010/2011, 1:50,000, dated September 2000).
- Where backdrops is less than 1.0m for domestic drainage, backdrops to be accommodated with internal benching.
- Surface water from private areas is not to be discharged onto adjacent highway and into drains.
- All CWC works to be in accordance with Area District Council Details. Pipe bedding of all CWC works to accord with ADC drawing 80000001 Fluv C.
- All earthwork shall have a minimum 1:3 slope with surface water into adjacent gardens.
- 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 BP CIVILS BEFORE WORK BEGINS.

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)

Swale 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, 25mm insulation & 150mm beam & deck).

In the event that construction on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.

Permeable paving (un-tankered) with diffuser outlet to surface water sewer via catchpit

Rodding Eye

Asot Channel (showing connecting pipe) or similar

Yard Gully and Connection

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated (SPU) 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 TPF

(Tree Protection Plan Based on Arboricultural's drawing number 2640/21/01, revision 02).

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

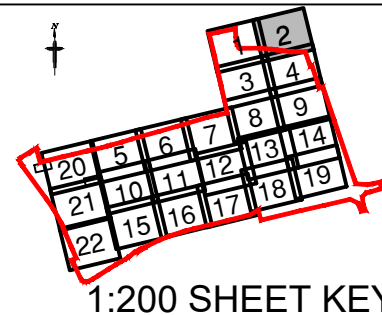
CDM NOTES

- 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.



NOTES

- 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.
- BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
- Do not scale work to figured dimensions only. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.
- 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.
- 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.
- 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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- The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.



P01 10/10/25 Permeable paving added

Rev. Date Amendments

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Drawing Status **FOR APPROVAL**
NOT FOR CONSTRUCTION

Client **Foreman Homes Ltd**

Project **Land West of Church Lane & Horsemere Green Lane, Climping**

Drawing Title **Domestic Drainage Layout**
Sheet 2 of 22

Scale at A1 Date Drawn By Checked By Project No.
1:200 Jul 25 JHL LDF D2385

Drawing Code Drawing No. Rev.
000-BPC-WD-ZZ-D-C D452 P01