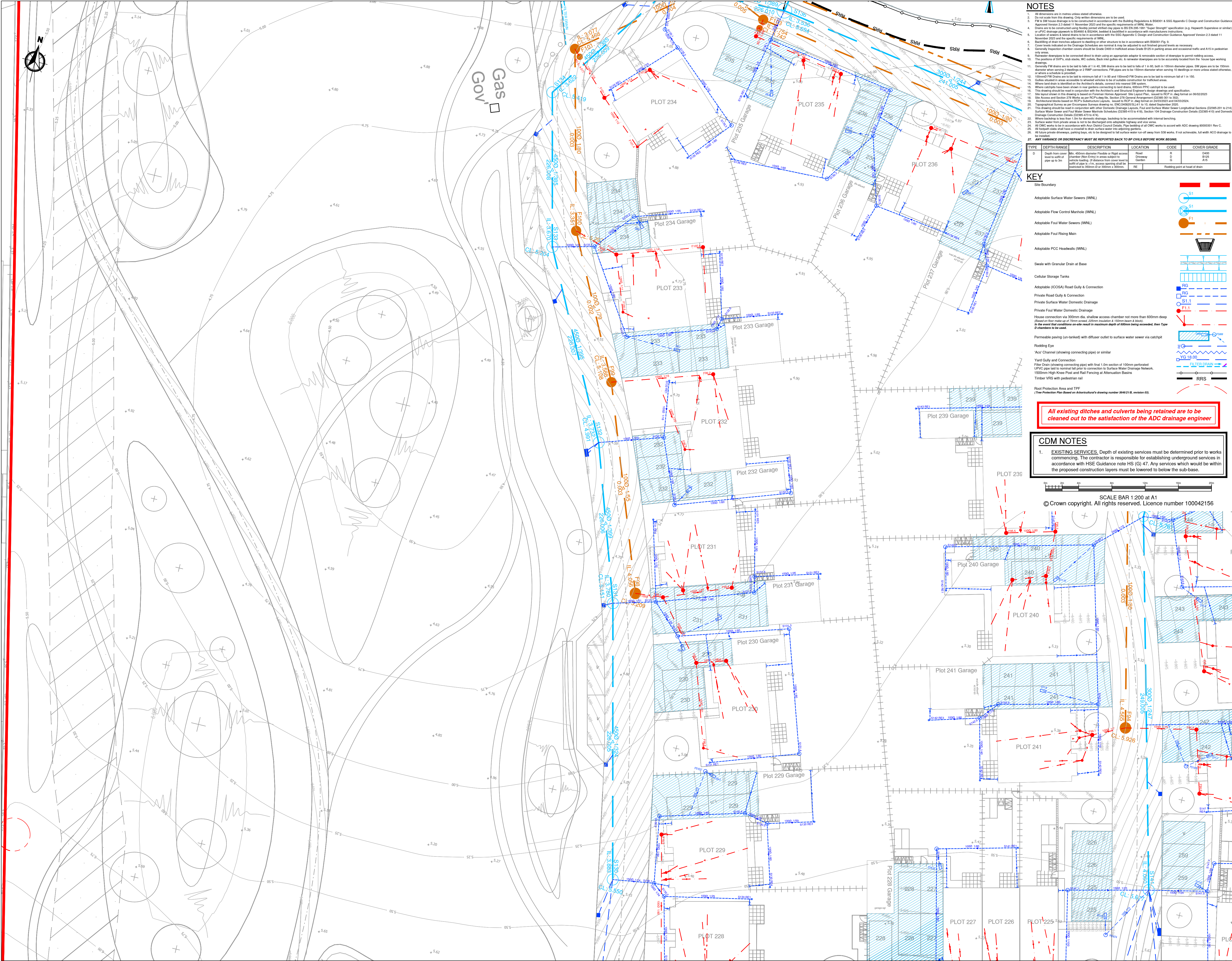




NOTES

- 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 & 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. Hepworth Superstone or similar) or PVC drainage approved to BS6545 & BS6544, installed in accordance with manufacturers 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.
- Location of drains to be in accordance with BS8001 Fig. 1.
- Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit treated 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.
- Retention drains to be constructed direct to drain using appropriate adaptor & removable section of drainage to permit rodding access.
- The position of GPPs, sub-drains, WC outlets, Sink and gully etc. & sewerage developments are to be as indicated on the 1:100 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 either during construction or to be laid to minimum fall of 1 in 50 and 150mmD FW Drains are to be laid to minimum fall of 1 in 150.
- Where land drains are identified on the Architect's drawings, connect into nearest SW system.
- Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
- Where catpits have been shown in rear gardens connecting to land drains, 600mm PPH catpits to be used.
- Site Access and Section 278 Works as per RCP Planning, Section 278 General Arrangement (2018) 301 to 302.
- Architectural blocks based on RCP's Substructure Layouts, issued to RCP in May 2023 on 24/03/2023 and 04/03/2024.
- Topographical Survey as per Engineering Survey drawings, EN2-02020202, L1 to L10, dated September 2020.
- This drawing should be read in conjunction with other Domestic Drainage Layouts, Full and Surface Water Sewer Longitudinal Sections (2020) 201 to 244, Surface Water Sewer and Full Water Sewer Main Schedules (2020) 415 to 418, Section 278 General Arrangement (2018) 410 and Domestic Drainage Construction Details (2020) 415 to 418, Section 278 General Arrangement (2018) 410 and Domestic Drainage Construction Details (2020) 415 to 418.
- Where backlogs is less than 1.0m for domestic drainage, backlogs to be accommodated with internal benching.
- Surface water from private areas is not to be discharged onto adjacent highway and/or sewer.
- All GWC works to be in accordance with Area District Council Details. Pipe bedding of all GWC works to accord with ADC drawing 80000011 Flow C.
- All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, let with 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
0	Depth from cover	Min. 400mm diameter Flexible or Rigid access chamber (Max Entry) in areas subject to traffic up to 3m	Road	R	D400
			Driveway	D	B125
			Garden	G	A15
			REC		Roadings 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 PCO 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 500mm dia. shallow access chamber not more than 600mm deep (Based on floor make up of 75mm screed, 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-linked) with diffuser outlet to surface water sewer via catchpit
- Rodding Eye
- Asoc Channel (showing connecting pipes) or similar
- Yard Gully and Connection
- Fiber Drain (showing connecting pipes) 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 VRS with pedestrian rail
- Root Protection Area and TPF
(Tree Protection Plan Based on Arboricultural's drawing number 2640/21/8, revision 23).

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

CDM NOTES

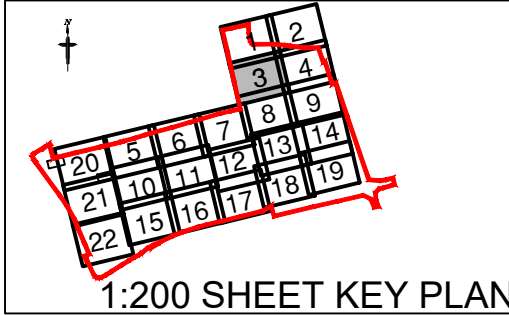
1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

SCALE BAR 1:200 at A1

© Crown copyright. All rights reserved. Licence number 100042156

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.
- Where used, this map is based on or reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationary Office (© Crown Copyright). Licence number: 100022432. BP Civils accept no liability for any inaccuracies with the data.
- The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.



Rev.	Date	Amendments
P01	10/10/25	Permeable paving added



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 APPROVAL NOT FOR CONSTRUCTION		
Client	Foreman Homes Ltd		
Project	Land West of Church Lane & Horsemere Green Lane, Climping		
Drawing Title	Domestic Drainage Layout Sheet 3 of 22		
Scale at A1	Date	Drawn By	Checked By
1:200	Jul 25	JHL	LDF
Drawing Code	Drawing No	Rev.	
000-BPC-WD-ZZ-D-C	D453	P01	