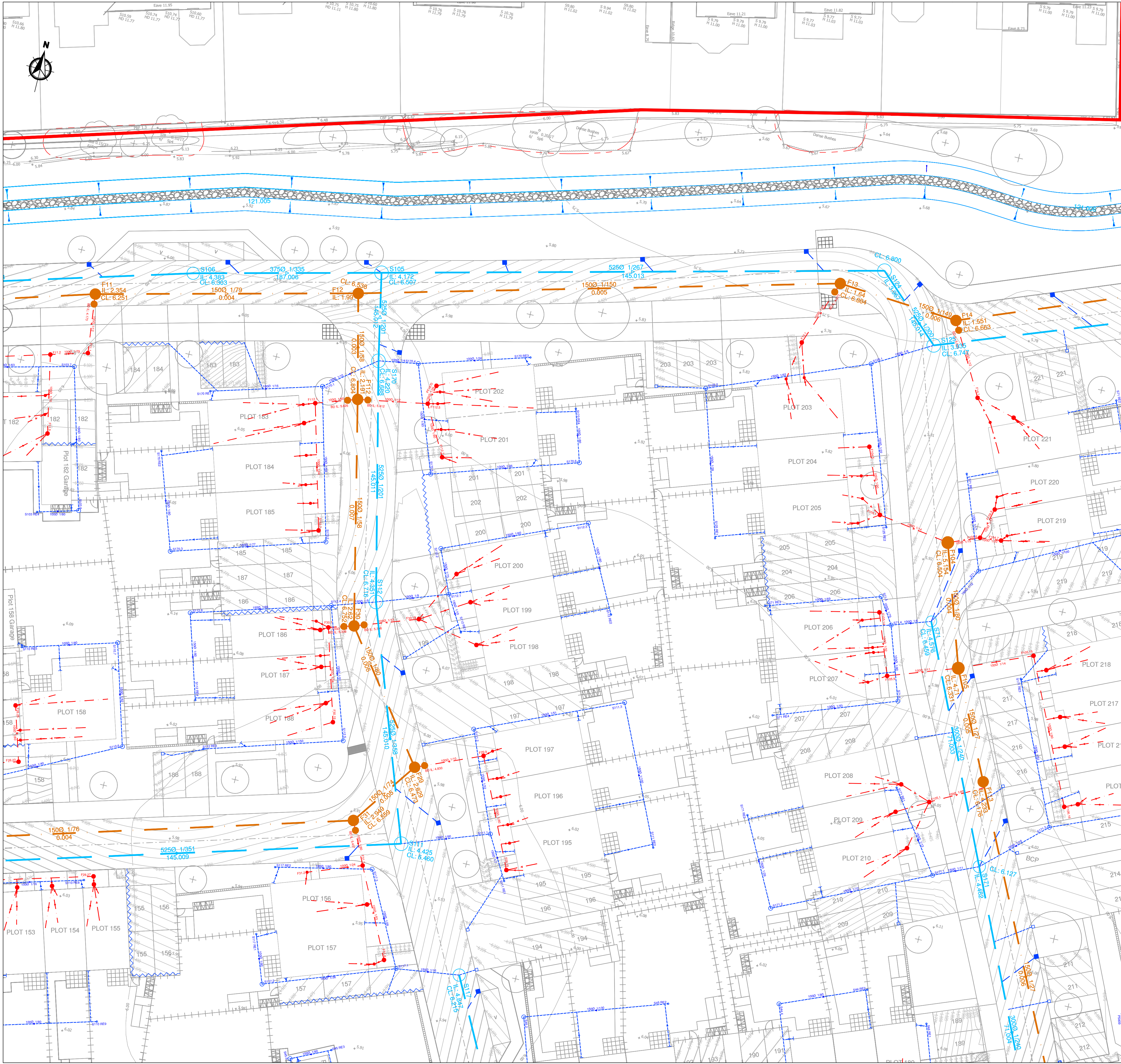




NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale work drawings. Only written dimensions are to be used.
- PW & 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 WML Water.
- Drains are to be constructed using best practice vitrified clay pipes to BS EN 285 1991 "Super Strength" specification (e.g. Hespworth Superstone or similar) or PVC drainage approved to BS6593 & BS6594, 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 WML.
- Backfilling of drain trenches adjacent to dwelling or other structures to be in accordance with BS8001 Fig. 6.
- 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 and street.
- Retention structures to be constructed subject to design using an appropriate design & a reasonable section of drainage to permit robbing access.
- The position of GPO, road drains, WC outlets, Silt trap outlets etc. & sewerage diversions 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 80, both in 100mm diameter pipes, SW pipes are to be 150mm diameter unless serving 2 dwellings or 2 dwellings connections. FW pipes are to be 100mm diameter unless serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
- 100mm FW Drains are to be laid to minimum fall of 1 in 80 and 150mm FW Drains are to be laid to minimum fall of 1 in 100.
- Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
- Where land drains is identified on the Architect's details, connect into nearest SW system.
- Where catchpits have been shown in rear gardens connecting to land drains, 600mm 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 Homes Approved Site Layout Plan, issued as RCP in May format on 06/02/2020.
- Site Access and Easement 27th March as per RCP plan No. Section 27th General Management (2020) 301 to 302.
- Architectural blocks based on RCP's Substructure Layouts, issued as RCP in May format on 24/03/2023 and 04/03/2024.
- Topographical Survey as per Ordnance Survey data, issued as RCP in May format on 24/03/2023 and 04/03/2024.
- This drawing should be read in conjunction with the Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (2020) 201 to 214, Surface Water Sewer and Foul Water Sewer, Drainage Schedules (2020) 415 to 416, Section 104 Drainage Construction Details (2020) 410 and Domestic Drainage Construction Details (2020) 411 to 412.
- Where backlogs are less than 1.0m for domestic drainage, backlogs to be accommodated with internal venting.
- Surface water from private roads is to be discharged into highway and not onto the site.
- All GWC works to be in accordance with Area District Council Details. Pipe bedding of all GWC works to accord with ADC drawing 8000001 Foul C.
- All relevant Works shall have a minimum of 1.0m clearance over the proposed drainage.
- All future private driveways, parking bays, etc to be designed to fall surface water run off away from SWS works. If not achievable, but with ACO drainage to be installed.

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 300mm dia. shallow access chamber not more than 600mm deep (based on floor make-up of 75mm covered, 250mm insulation & 150mm beam & deck).

It is the user's responsibility to ensure that the proposed drainage is not in conflict with any existing services.

Roofing Eye

Acro Channel (showing connecting pipes) or similar

Yard Gully and Connection

Fibre 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 Knees Post and Rail Fencing at Attenuation Basins

Timber VRS with pedestrian rail

Root Protection Area and TPF

(True Protection Plan Based on Arboriculture's drawing number 2640218, revision 05).

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

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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.
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- 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.
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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.

Rev.	Date	Original Issue	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 7 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	D457	-