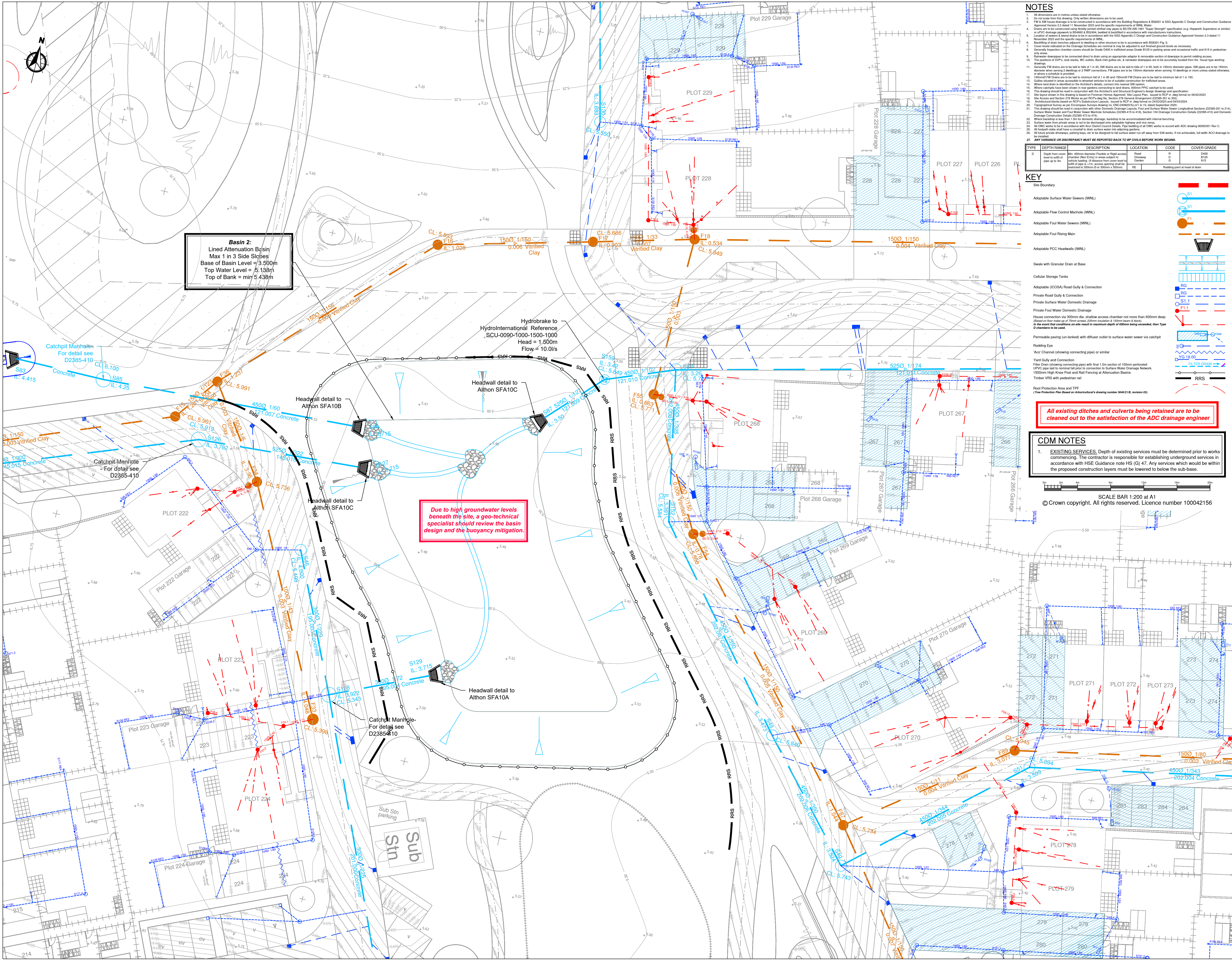




Basin 2:
Lined Attenuation Basin
Max 1 in 3 Side Slopes
Base of Basin Level = 3.500m
Top Water Level = 5.138m
Top of Bank = min 5.438m

Due to high groundwater levels
beneath the site, a geo-technical
specialist should review the basin
design and the buoyancy mitigation.

NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale from this drawing only within dimensions are to be used.
- PW & SW house drainage to be constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance Approved Version 3.3 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 256:1991 "Super Strength" specification (e.g. Hepworth Superflow or similar) or PVC drainage approved to BS8001 & SSG204, 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 structures to be in accordance with BS8001 Fig. 1.
- Cover levels indicated on the Drainage Schedule are nominal & 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 developments to be constructed subject to drain using an appropriate adaptor & removable section of drainage to permit rodding access.
- The position of SPPs, sub-drains, WC outlets, Bath and Shower outlets etc. & sewerage developments 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 serving 2 dwellings or 2 or more connections. FW pipes are to be 100mm diameter unless serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
- 100mm/60mm FW Drains are to be laid to minimum fall of 1 in 50 and 150mm/60mm 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 catchpits have been shown in rear gardens connecting to land drains, 600mm PPH catchpit to be used.
- This drawing should be read in conjunction with the Architect's details, structural 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 May format on 06/02/2023.
- Site Access and Section 278 Works as per RCP Plans, see Section 278 General Arrangement (2023-01) to 300.
- Architectural blocks based on RCP's Substructure Layouts, issued to RCP in May format on 24/03/2023 and 04/03/2024.
- Topographical Survey as per Ordnance Survey drawings, see: OS2000/2023, OS 1:10, dated September 2020.
- This drawing should be read in conjunction with other Domestic Drainage Layouts, Full and Section Water Sewer Layouts (2023-01) to 2414, Surface Water Sewer and Full Water Sewer Main Schedules (2023-01) to 418, Section 278 General Arrangement (2023-01) to 300 and Domestic Drainage Construction Details (2023-01) to 418.
- Where backfill is less than 1.0m for domestic drainage, backfilling to be accommodated with internal bedding.
- Surface water from private areas is not to be discharged into any drainage highway and side areas.
- All CWC works to be in accordance with Area District Council Details. Pipe bedding of all CWC works to accord with ADC drawing 800000111 Rev C.
- All relevant rules shall have a smooth fit to their surface with no gaps between joints.
- 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.

KEY

- Site Boundary
- Adoptable Surface Water Sewers (WNL)
- Adoptable Flow Control Manhole (WNL)
- Adoptable Foul Water Sewers (WNL)
- Adoptable Foul Rising Main
- Adoptable POC 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 to 300mm dia. shallow access chamber not more than 600mm deep (Based on floor make-up of 75mm screed, 25mm insulation & 150mm beam & deck).
- It is noted that construction on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.
- Permeable paving (un-laid) 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 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
- (True Protection Plan Based on Arboricultural's drawing number 2640218, revision 23).

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

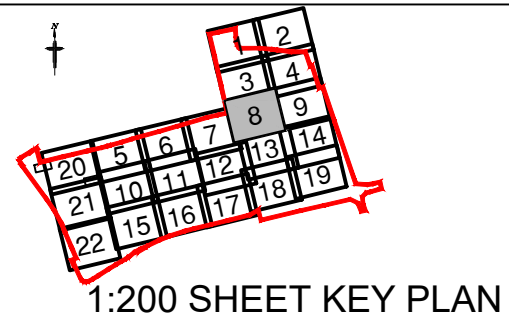
CDM NOTES

- 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
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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.
- 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 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 exist. 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.



P02	10/10/25	Permeable paving added
P01	29/08/25	Edging annotation revised
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 8 of 22

Scale at A1	Date	Drawn By	Checked By	Project No.
1:200	Jul 25	JHL	LDF	D2385
Drawing Code				
000-BPC-WD-ZZ-D-C				D458 P02