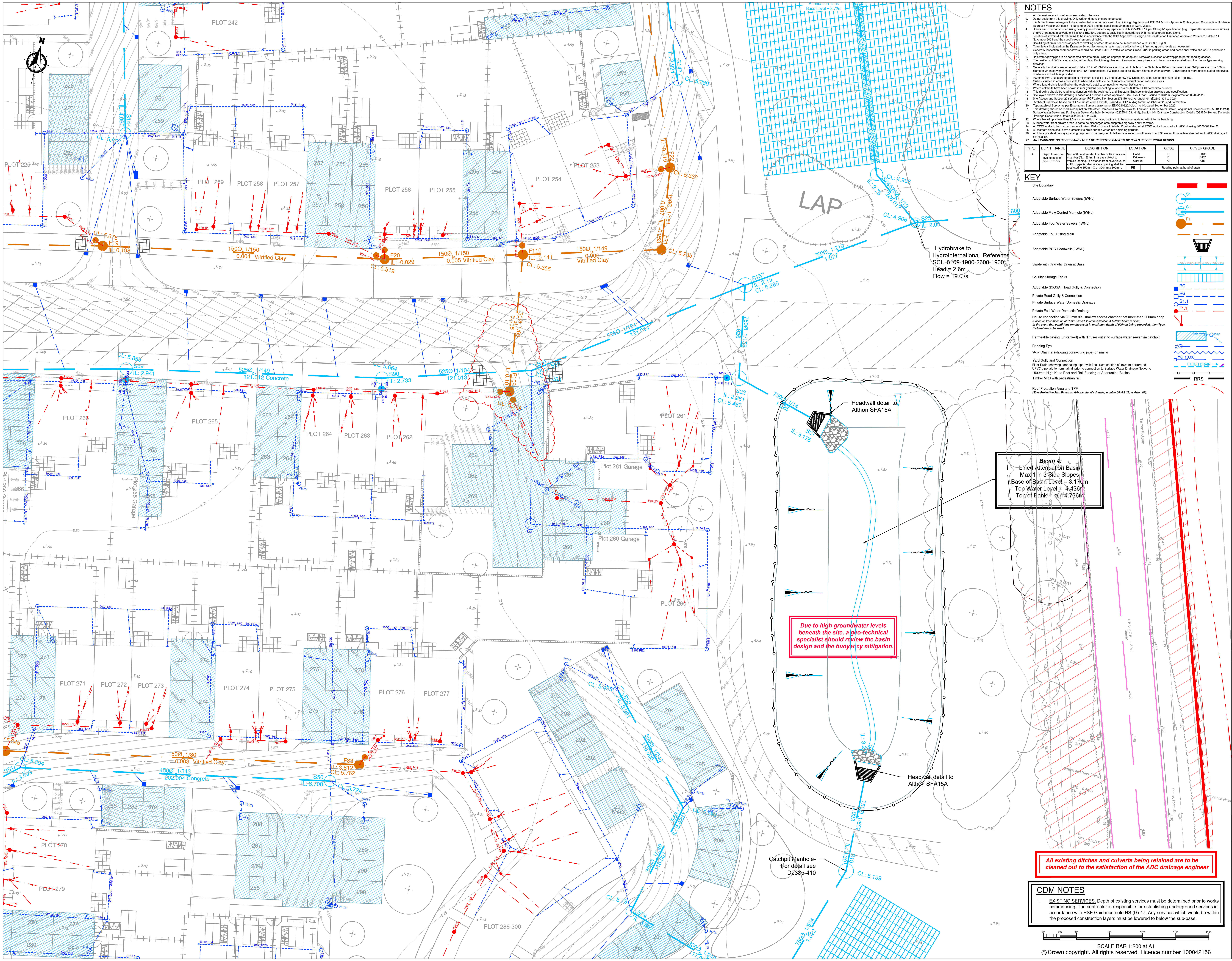

Due to high groundwater levels beneath the site, a geo-technical specialist should review the basin design and the buoyancy mitigation.

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

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. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.3 dated 11 November 2023 and the specific requirements of IWNL Water.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2494, bedded & backfilled in accordance with manufacturers instructions.
5. 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 IWNL.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. 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.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. 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 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. 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
18. Site Access and Section 278 Works as per RCP's.dwg file, Section 278 General Arrangement (D2385-301 to 302).
19. Architectural blocks based on RCP's Substructure Layouts, issued to RCP in .dwg format on 24/03/2023 and 04/03/2024.
20. Topographical Survey as per Encompass Surveys drawing no. ENC/240820/3LL4/1 to 10, dated September 2020.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (D2385-201 to 214), Surface Water Sewer and Foul Water Sewer Manhole Schedules (D2385-415 to 418), Section 104 Drainage Construction Details (D2385-410) and Domestic Drainage Construction Details (D2385-473 to 474).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. 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.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm Ø or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
			RE	Rodding point at head of drain	

KEY

Site Boundary	
Adoptable Surface Water Sewers (IWNL)	S1
Adoptable Flow Control Manhole (IWNL)	S1
Adoptable Foul Water Sewers (IWNL)	F1
Adoptable Foul Rising Main	
Adoptable PCC Headwalls (IWNL)	
Swale with Granular Drain at Base	
Cellular Storage Tanks	
Adoptable (ICOSA) Road Gully & Connection	RG
Private Road Gully & Connection	RG
Private Surface Water Domestic Drainage	S1.1
Private Foul Water Domestic Drainage	F1.1
House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***	
Permeable paving (un-tanked) with diffuser outlet to surface water sewer via catchpit	D### PS###
Rodding Eye	RE
'Aco' Channel (showing connecting pipe) or similar	
Yard Gully and Connection	YG 18.00
Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network.	FILTER DRAIN
1500mm High Knee Post and Rail Fencing at Attenuation Basins	
Timber VRS with pedestrian rail	RRS
Root Protection Area and TPF ***(Tree Protection Plan Based on Arboricultural's drawing number 5646/21/B, revision 03).***	

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

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A1

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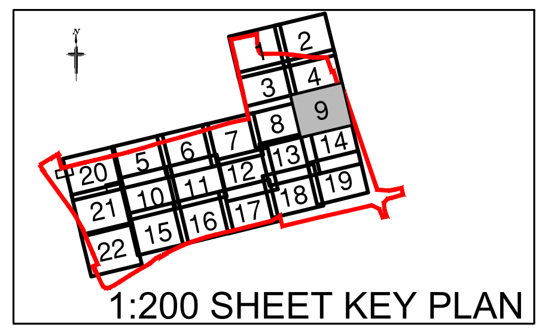
8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.



1:200 SHEET KEY PLAN

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

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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 9 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	D459	P01