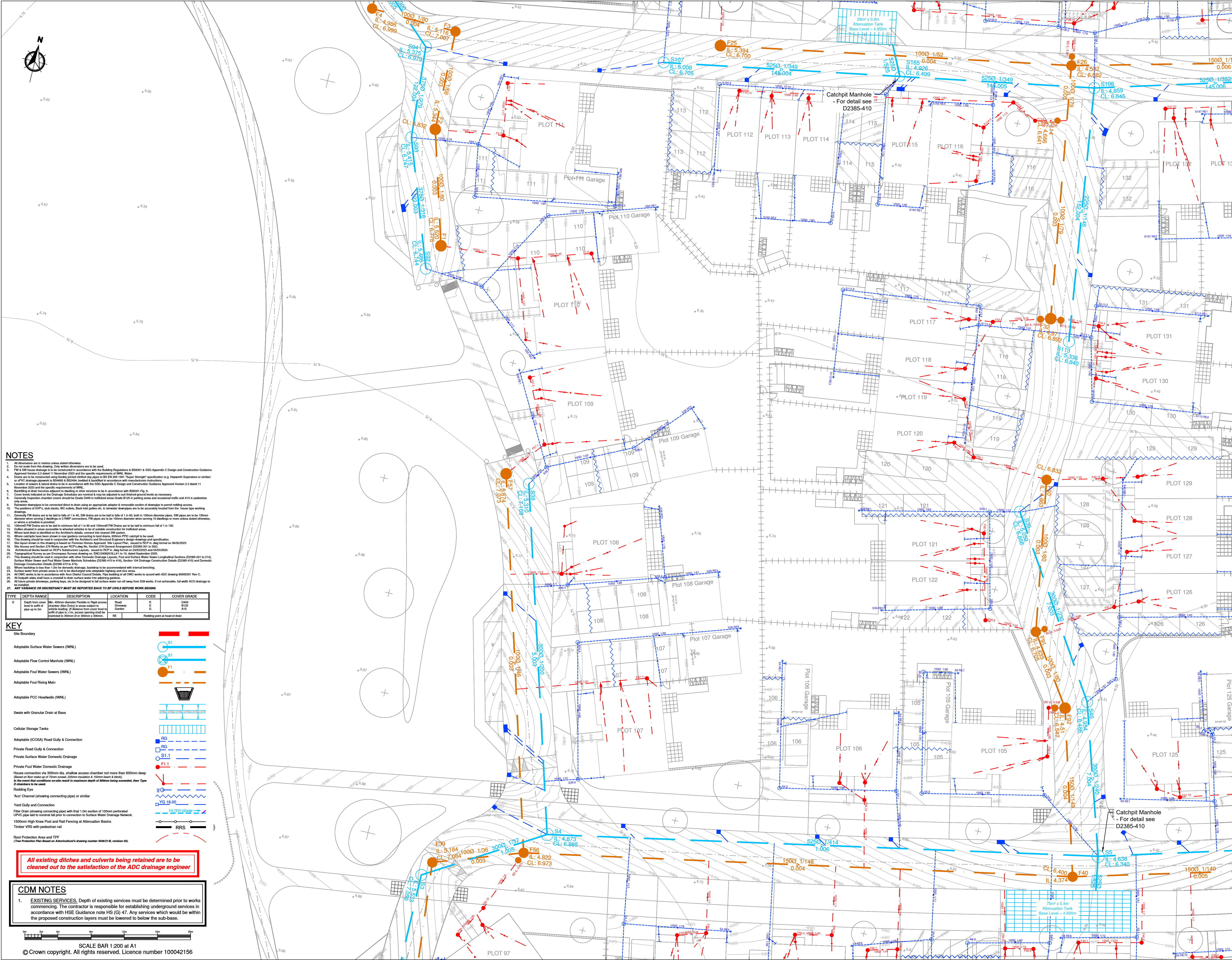




- NOTES**
- All dimensions are in metres unless stated otherwise.
  - Do not scale from this drawing. Only written dimensions are to be used.
  - PW & SW house drains to be constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance.
  - Approved Version 2.3 dated 1 November 2022 and the specific requirements of WNL Water.
  - Drains are to be constructed using freely jointed vitrified clay pipes to BS EN 252-1:1991 "Super Strength" specification (e.g. Hespworth Supreme or similar) or PVC drainage pipe to BS5951-2:2005, tested & certified 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 2022 and the specific requirements of WNL.
  - Buildings of drain hatches adjacent to dwelling or other structure to be in accordance with BS8001 Fig. 5.
  - Cover levels indicated on the Drainage Schedules are optional & 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.
  - Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
  - The position of DPO's, sub-stacks, WC outlets, Bath sink gullies etc. & sewerage downpipes 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 when serving 2 dwellings or 2 DWAP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
  - 150mm FW drains are to be laid to minimum fall of 1 in 40 and 150mm 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 land drain is identified on the Architect's details, contact the relevant SW system.
  - Where catchpits have been shown in new gardens connecting to land drains, 400mm PPVC catchpit to be used.
  - This drawing should be read in conjunction with the Architect'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 27A Works as per RCP's drawing file, Section 27A General Arrangement (02040-001 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 Encompass Survey drawings, ENCOMPASS/CL/CL/1 to 15, dated September 2022.
  - This drawing should be read in conjunction with other Domestic Drainage Layouts, Food and Surface Water Sewer Longitudinal Sections (D2385-201 to 214), Surface Water Sewer and Food Water Sewer Mainline Schedules (D2385-415 to 418), Section 104 Drainage Construction Details (D2385-419) and Domestic Drainage Construction Details (D2385-473 to 474).
  - Where buildings are 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 adoptable highway and into water.
  - All COW works to be in accordance with Area District Council Details. The building of all COW works to accord with ADC drawing 00000391 Rev C.
  - All private roads shall have a crossfall to drain surface water into adjoining gardens.
  - 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.
  - 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 outlet of pipe up to 3m | Min. 400mm diameter Flexible or Rigid access chamber (Bore Entry) in areas subject to vehicle loading. If distance from cover level to outlet of pipe > 1.5m, access opening shall be restricted to 300mm Ø or 300mm x 300mm. | Road<br>Driveway<br>Garden | R<br>D<br>G | D400<br>B125<br>A15            |
| RE   |                                                   |                                                                                                                                                                                                                               |                            |             | Roading 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 PPC Headwalls (WNL)
- Seals 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 100mm covered, 200mm insulation & 100mm beam & board).
- In the event that conditions on-site result in maximum depths of 600mm being exceeded, then Type D chamber to be used.
- Rodding Eye
- Acc Channel (showing connecting pipe) or similar
- Yard Gully and Connection
- Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to minimal fall prior to connection to Surface Water Drainage Network.
- 1500mm High Knee Post and Rail Fencing at Attenuation Basins
- Timber VRIS with pedestrian rail
- Flood Protection Area and TPF  
(True Protection Plan Based on Arboricultural's drawing number S940218, revision 03).

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 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.

1:200 SHEET KEY PLAN

Original Issue

| Rev. | Date | Amendments |
|------|------|------------|
| 1    |      |            |

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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 10 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 | D460        | -    |