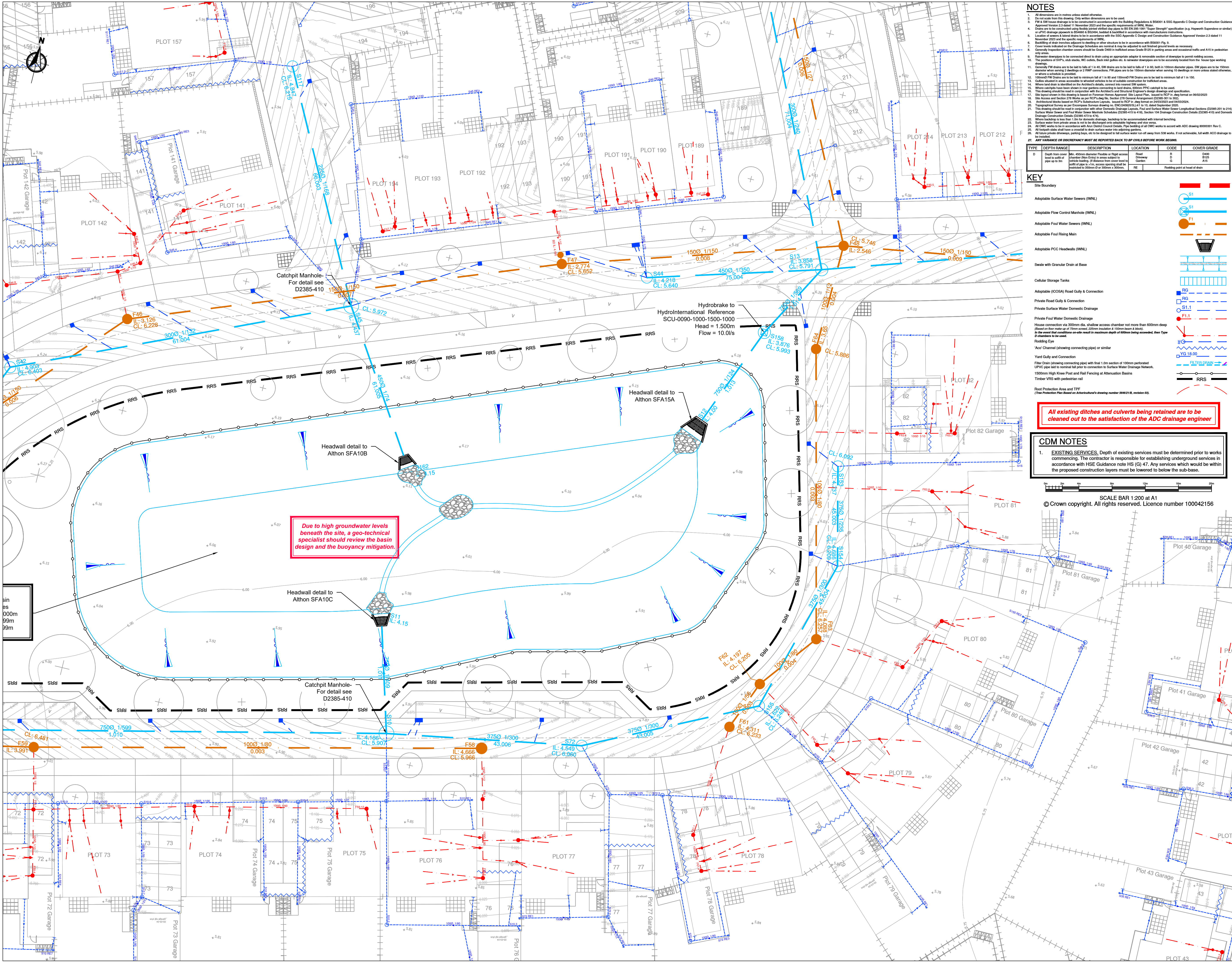




NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale from this drawing. Only dimensions are to be used.
- PW & SW sewer drainage is to be constructed in accordance with the Building Regulations & BS6001 & SSG Appendix C Design and Construction Guidance Approved Version 2.3 dated 11 November 2023 and the specific requirements of RWS.
- Drains are to be constructed using best practice without any pipe to BS EN 252 1901 "Super Strength" specification (e.g. Hepworth Supersewer or similar) or PVC drainage pipe to BS6468 & BS6469, bedded & bedded 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 RWS.
- Building of drain trenches adjacent to dwelling or other structures 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 D240 in trafficked areas Grade D125 in parking areas and occasional traffic and A15 in pedestrian only areas.
- The position of GTPA, sub-drains, WC outlets, Sink and bath outlets etc. & sewerage discharges are to be accurately located from the house type workshop.
- Generally PW 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 during 2 dwellings or 2 TPO's construction. PW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
- Where land drain is identified on the Architect's details, connect this to nearest SW system.
- Gullies should be in series according to wheelset vehicles to be of suitable construction for trafficked areas.
- Where catchpits have been shown in rear gardens connecting to land drains, 500mm PFC 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 in RCP in July 2024 on 06/02/2024.
- Site Access and Section 276 Works are per RCP plan (see Section 276 General Arrangement (D2385-261 to 262).
- Architectural Details based on RCP's Substructure Layouts, issued in RCP in July 2024 on 06/02/2024 and 06/03/2024.
- Topographical Survey as per Ordnance Survey plan (see Section 276 General Arrangement (D2385-261 to 262).
- This drawing should be read in conjunction with other Domestic Drainage Layouts, Plot and Surface Water Sewer Longitudinal Sections (D2385-261 to 264), Surface Water Sewer and Plot Water Sewer Main Schedules (D2385-415 to 416), Section 104 Drainage Construction Details (D2385-410 and Domestic Drainage Construction Details (D2385-411 to 412).
- Where backlogs is less than 1.0m for domestic drainage, backlogs to be accommodated with internal venting.
- Surface water from roof areas is not to be discharged into adjacent highway and side roads.
- All CWC works to be in accordance with Area District Council Details. Pipe bedding of all CWC works to accord with ADC drawing 80000001 Rev C.
- All future private driveways, parking bays, etc. to be designed to fall surface water run-off away from S38 works. If not achievable, full with ACO drainage to RRS.

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
0	Depth from cover	Min. 400mm diameter Flexible or Rigid access chamber (see E201) in series subject to depth of pipe >= 15m, access opening shall be provided to 300mm x 0.300m x 300mm.	Road, Driveway, Garden	R, B, G	S400, S150, A15

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 via 300mm dia. shallow access chamber not more than 600mm deep (based on floor make-up of 75mm screed, 250mm insulation & 150mm beam & block). The access shall be constructed on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.

Rodding Eye

'Acro' Channel (showing connecting pipes) or similar

Yard Gully and Connection

Filter Drain (showing connecting pipe) with 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
(Tree Protection Plan Based on Arboricultural's drawing number 564621-6, revision 05).

All existing ditches and culverts are 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

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24

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 12 of 22			
Scale at A1	Date	Drawn By	Checked By	Project No.
1:200	Jul 25	JHL	LDF	D2385
Drawing Code	Drawing No.	Drawing Rev.		
000-BPC-WD-ZZ-D-C	D462	-		