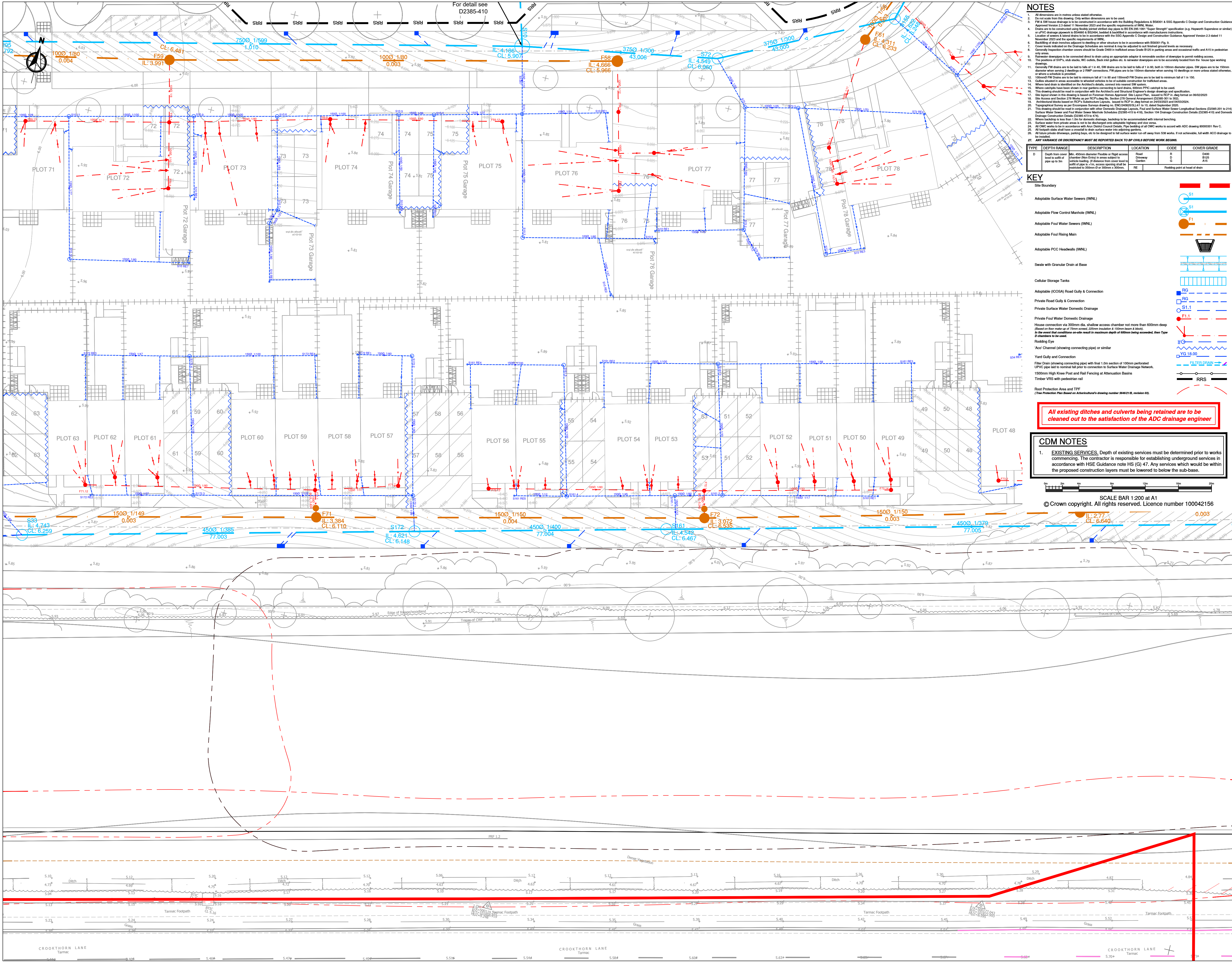




NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. F.W. & S.W. 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 RRS.
4. Drains are to be constructed using best quality vitrified clay pipes to BS EN 256:1991 "Super Strength" specification (e.g. Hepworth Superstone or similar) or PVC drainage (e.g. to BS EN 12459 & BS EN 12463) laid 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 RRS.
6. Backfilling of drain trenches adjacent to dwelling or other structures to be in accordance with BS8001 Fig. 1.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. The position of all manholes, WC outlets, soak pits, gullies etc. is to be accurately located from the house type working drawings.
9. Generally F.W. drains are to be laid to falls of 1 in 40, S.W. drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. S.W. pipes are to be 150mm diameter unless otherwise specified.
10. Generally F.W. drains are to be laid to minimum fall of 1 in 90 and 150mm diameter pipes. S.W. pipes are to be 150mm diameter unless otherwise specified.
11. Where land drains are identified on the Architect's details, connect into nearest S.W. system.
12. Gallies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
13. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
14. Where catwalks have been shown in rear gardens connecting to land drains, 600mm PPC catwalk to be used.
15. Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued as RCP in May 2023/2024.
16. Site Access and Section 276 Works as per RCP Plans (RCP) Section 276 General Arrangement (D2385-301 to 302).
17. Authorised blocks based on RCP's Substructure Layouts, issued as RCP in May 2023/2024 and 04/03/2024.
18. Topographical Survey as per Ordnance Survey data, EN20240202, CL 1 to 10, dated September 2020.
19. Drainage Schedules are to be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
20. Surface Water Drains and Foul Water Drains are to be constructed in accordance with the SSG Appendix C Design and Construction Guidance Approved Version 2.3 dated 11 November 2023 and the specific requirements of RRS.
21. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
22. Where backlogs are less than 1.0m for domestic drainage, backlogs to be accommodated with internal venting.
23. Surface water from private areas (e.g. carports, etc.) to be connected to the nearest S.W. system.
24. All CWC works to be in accordance with Area District Council Details. Pipe bedding to accord with ADC drawing 80000011 F.W.C.
25. All future private driveways, parking bays, etc. to be designed to fall surface water run off away from S.W. works. If not achievable, full width ACO drainage to be installed.

7. 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 via 200mm dia. shallow access chamber not more than 600mm deep (based on floor make-up of 70mm screed, 25mm insulation & 150mm beam & block).
- In the event that conditions on-site result in maximum depths 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 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 Architectural's drawing number 26402118, revision 02).

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

CDM NOTES

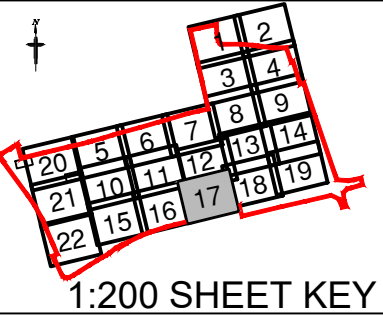
1. EXISTING SERVICES. Depth of existing services must be determined prior to work commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

SCALE BAR 1:200 at A1

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NOTES

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.
3. 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.
4. 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.
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	Original Issue	Amendments
-	-	-	-

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Drawing Status		FOR APPROVAL		
		NOT FOR CONSTRUCTION		
Foreman Homes Ltd				
Land West of Church Lane & Horsemere Green Lane, Climping				
Domestic Drainage Layout				
Sheet 11 of 22				
at A1	Date	Drawn By	Checked By	Project No.
	Jul 25	JHL	LDF	D2385
Drawing Code			Drawing No.	Rev.
00-BPC-WD-ZZ-D-C			D461	-