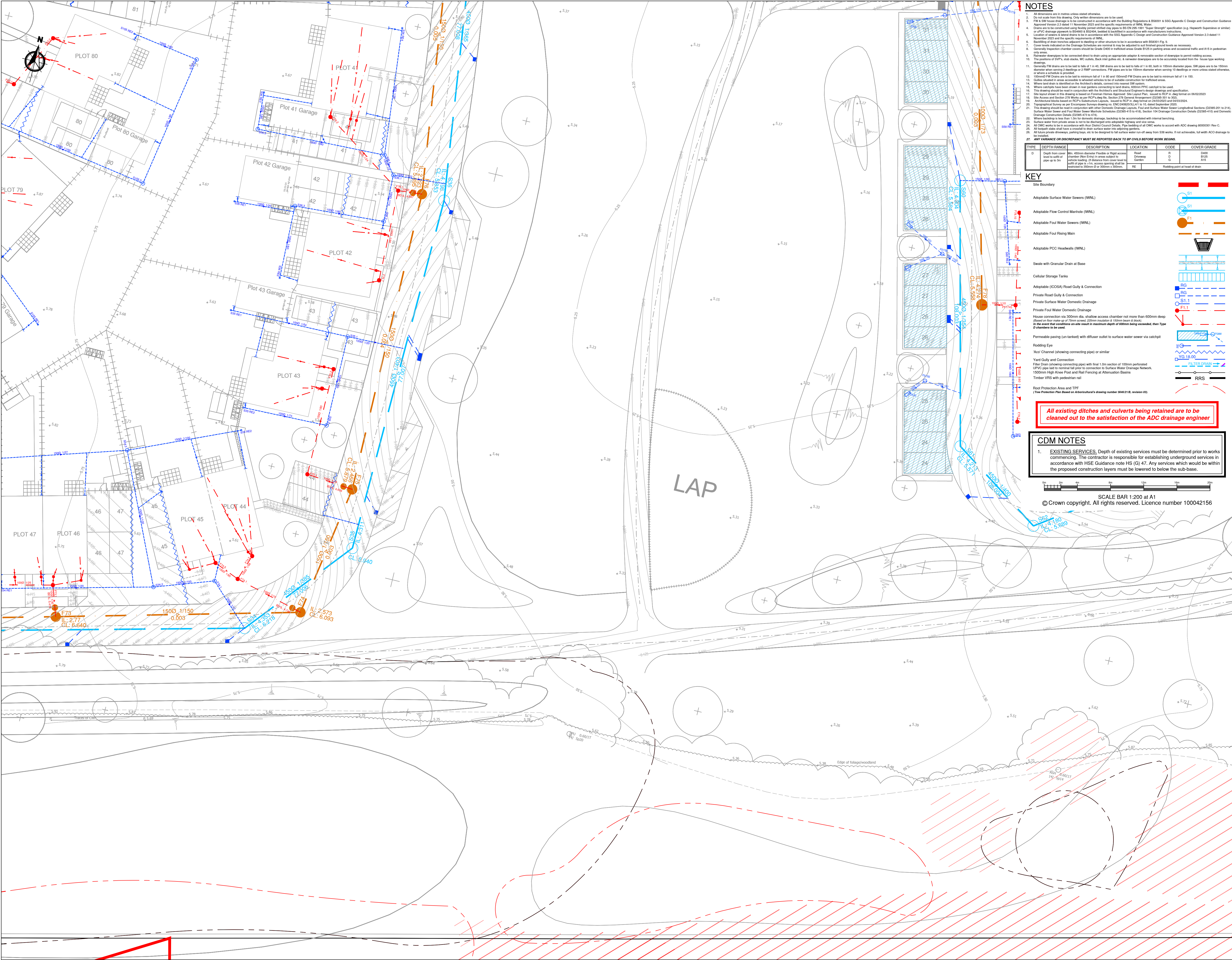




NOTES

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.
4. Approved Network 2.3 dated 11 November 2023 and the specific requirements of WML Water.
5. Drains are to be constructed using flexible jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersewer or similar) or PCC drainage gullies to BS EN 1825-1 & BS EN 1825-2, bedded & backfilled in accordance with manufacturer's instructions.
6. 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 WML.
7. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8001 Fig. 10.
8. Cover levels indicated on the Drainage Schedule are nominal & may be adjusted to suit finished ground levels and necessary.
9. Generally inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in parking only areas.
10. Rainwater downpipes to be connected direct to drain using an appropriate adaptor. A removable section of downpipe to permit robbing access.
11. The position of SPPV, sub-drains, WC outlets, Silt and grease gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
12. 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 stated.
13. 100mm F.W. Drains are to be laid to minimum fall of 1 in 50 and 150mm F.W. Drains are to be laid to minimum fall of 1 in 150.
14. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
15. Where land drains are identified on the Architect's drawings, connect to nearest S.W. system.
16. Where catwalks have been shown in rear gardens connecting to land drains, 600mm PPH catwalk to be used.
17. Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued to RCP in May format on 06/03/2023.
18. Site Access and Section 278 Works as per RCP Plans (see Section 278 General Arrangement (02/08/20) to 300).
19. Architectural blocks based on RCP's Substructure Layouts, issued to RCP in May format on 24/03/2023 and 04/03/2024.
20. Topographical Survey as per Ordnance Survey map, EN2302020, CL 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 (02/08/20) to 2476, Surface Water Sewer and Foul Water Sewer Mainline Schedules (02/08/20) to 415 to 418, Section 278 Drainage Construction Details (02/08/20) to 419 and Domestic Drainage Construction Details (02/08/20) to 420 to 423.
22. Where backlogs are less than 1.0m for domestic drainage, backlogs to be accommodated with internal benching.
23. Surface water from private areas shall not be discharged into drainage highway and side roads.
24. All CWC works to be in accordance with Area District Council Details. Pipe bedding of all CWC works to accord with ADC drawing 8000001 Fluv C.
25. All trench walls shall have a minimum 1:1 slope unless otherwise stated.
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 drain to be installed.

27. ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO BP CIVILS BEFORE WORK BEGINS.

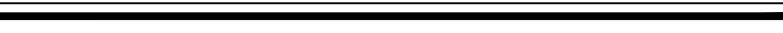
KEY

- Site Boundary
- Adoptable Surface Water Sewers (WNL)
- Adoptable Flow Control Manhole (WNL)
- Adoptable Foul Water Sewers (WNL)
- Adoptable Foul Rising Main
- Adoptable PCC 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 150mm dia. shallow access chamber not more than 600mm deep (Based on floor make up of 75mm screed, 25mm insulation & 150mm beam & deck).
- 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-latched) with diffuser outlet to surface water sewer via catchpit
- Roofing Eye
- 'Asat' Channel (showing connecting pipes) or similar
- Yard Gully and Connection
- Filter 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 2640/21/18, revision 20).

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

CDM NOTES

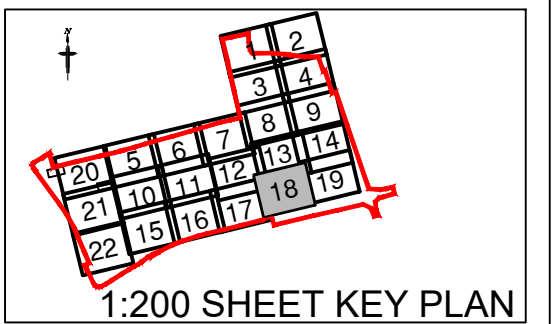
1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below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



SCALE BAR 1:200 at A1
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NOTES

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 millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
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.
6. 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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8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.



P01	10/10/25	Permeable paving added
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 18 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	D468	P01