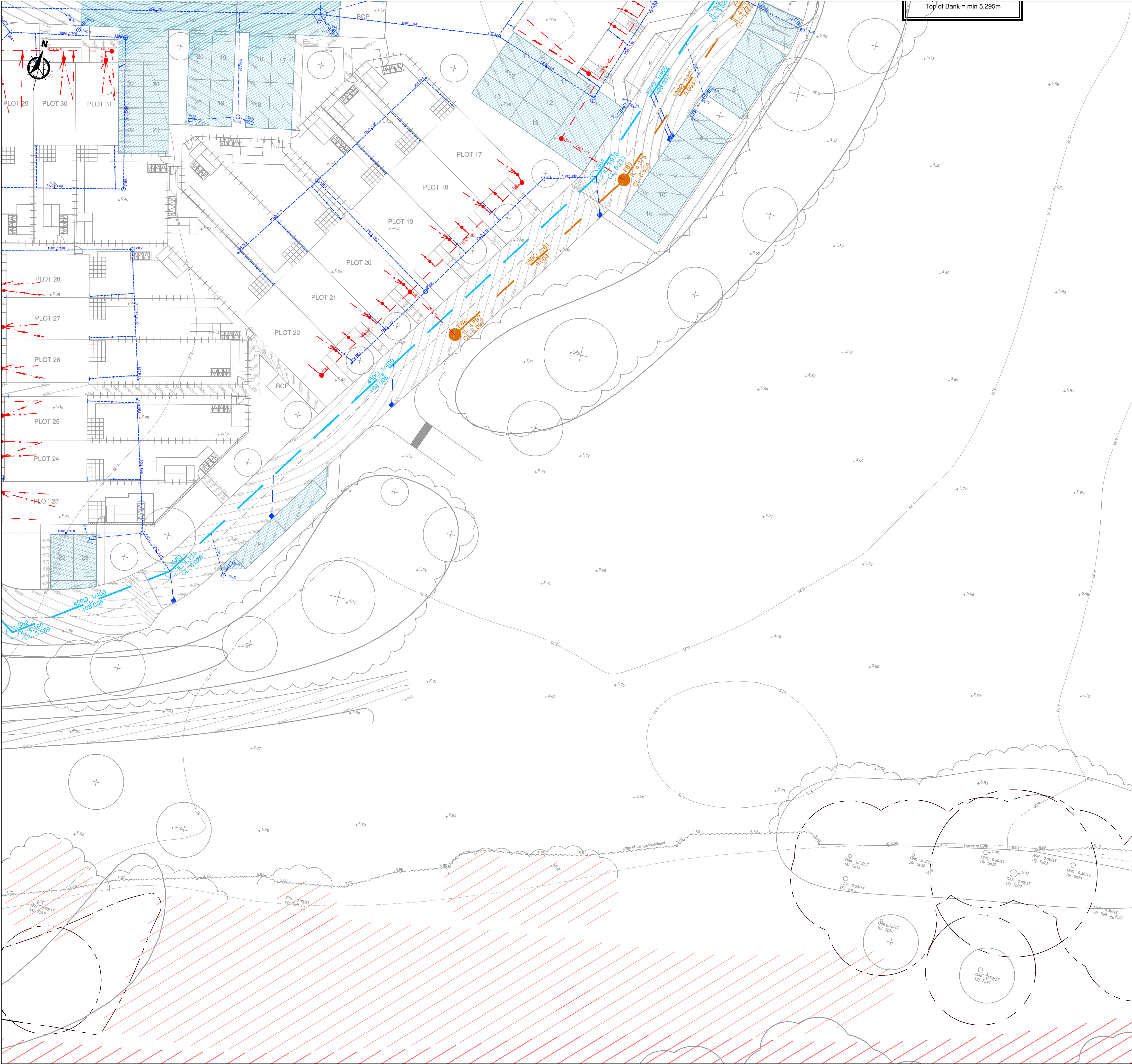




NOTES

- All dimensions are in metres unless stated otherwise.
- Do not cut from this drawing. Only other dimensions are to be used.
- FW & SW 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 WNL Water.
- 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 approved to BS6841 & BS6844, bedded & backfilled 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 WNL.
- Location of drains to be adjacent to dwelling or other structures to be in accordance with BS8001 Fig. 1.
- Cover levels indicated on the Drainage Schedules are correct & 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.
- Remotely downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
- The position of GPPs, sub-drains, WC outlets, Bath and Shower outlets, etc. & sewerage developments 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 or 100mm PWC Drains are to be laid to minimum fall of 1 in 50 and 150mm PWC Drains are to be laid to minimum fall of 1 in 100.
- Where land drains are identified on the Architect's details, connect into nearest SW system.
- Where catpits are shown in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
- Where land drains have been shown in rear gardens connecting to land drains, 600mm PWC catpits to be used.
- Site Access and Section 278 Works as per RCP Plans (see Section 278 General Arrangement (D2385-30) to 300).
- Site Access and Section 278 Works as per RCP Plans (see Section 278 General Arrangement (D2385-30) to 300).
- Architectural blocks based on RCP's Substructure Layouts, issued to RCP in May 2023 on 24/03/2023 and 04/03/2024.
- Topographical Survey as per Ordnance Survey data, OSN20240202, L1 to L10, dated September 2020.
- This drawing should be read in conjunction with other Domestic Drainage Layouts, Full and Surface Water Sewer Longitudinal Section (D2385-20) to 240, Surface Water Sewer and Full Water Sewer Main Schedules (D2385-15 to 416, Section 24 Drainage Construction Details (D2385-410) and Domestic Drainage Construction Details (D2385-415 to 416).
- Where backdrops is 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 adjacent highway and verges.
- 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.
- All trench walls shall have a smooth or dress surface water into adjoining gardens.
- 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 be installed.

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 via 300mm 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

Rodding Eye

'Asot' Channel (showing connecting pipes) or similar

Yard Gully and Connection

Fiber Drain (showing connecting pipes) with final 1.0m section of 100mm perforated UPVC pipe laid to nearest fall pipe 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 26402118, revision 20).

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.
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- 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.
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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.

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 19 of 22**

Scale at A1 Date **1:200 Jul 25** Drawn By **JHL** Checked By **LDF** Project No. **D2385**

Drawing Code **000-BPC-WD-ZZ-D-C** Drawing No. **D469** Rev. **P01**