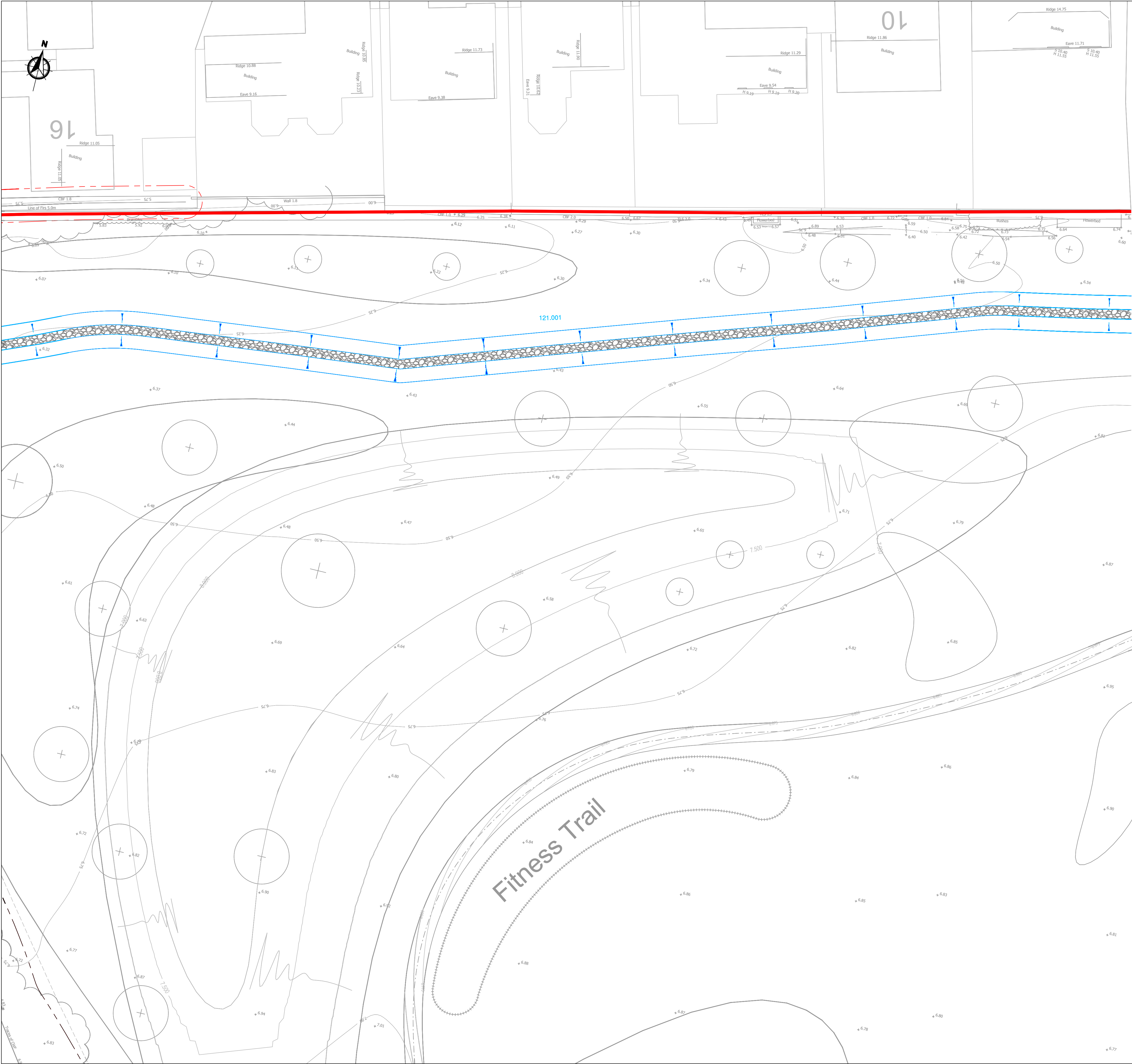




NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale from this drawing. Only written 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 WML Water.
- Drains are to be constructed using best quality vitrified clay pipes to BS EN 295:1991 "Super Strength" specification (e.g. Hepworth Superservice or similar) or PCC drainage (approved to BS6903 & BS6904, bedded & backfilled 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 2023 and the specific requirements of WML.
- Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8001 Fig. 6.
- Cover levels indicated on the Drainage Schedules are nominal & 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.
- Relevant dimensions to be considered for drains using an appropriate adaptor & removable section of drainage to permit rodding access.
- The positions of GPPs, slab drains, WC outlets, Sink and gullies 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 diameter when serving 2 dwellings or 2 WMP connections, FW pipes are to be 100mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
- 100mm SW Drains are to be laid to minimum fall of 1 in 90 and 150mm SW 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 drains is identified on the Architect's details, connect into nearest SW system.
- Where catwalks have been shown in rear gardens connecting to land drains, 600mm PFC catwalk to be used.
- Site Access and Schedules 278 Works as per RCP Planning Bn. Section 278 General Arrangement (2008:301 to 302).
- 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.
- 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 Ordnance Survey drawing no. ENC20426202, L to 1:5, dated September 2002.
- This drawing should be read in conjunction with other documents: Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (2008:201 to 214), Surface Water Survey and Foul Water Survey Method Statements (2008:415 to 418), Section 104 Drainage Construction Details (2008:419) and Drainage Construction Details (2008:419 to 416).
- Where backstop is less than 1.0m for domestic drainage, backstop to be accommodated with internal benching.
- Surface water from private areas is not to be discharged into adjacent highway and/or sewer.
- All CWC works to be in accordance with Area District Council Details. Pipe bedding of all CWC works to accord with ADC drawing 80000001 Foul C.
- All trench walls shall have a smooth or drain 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 width ACO drainage to be installed.

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

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
0	Depth from cover	Min. 400mm diameter Flexible or Rigid access chamber (Min Entry) in areas subject to vehicle loading. If distance from cover along huff of pipe is >15m, access opening shall be restricted to 200mm D or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
			RE		Rodding point at head of drain

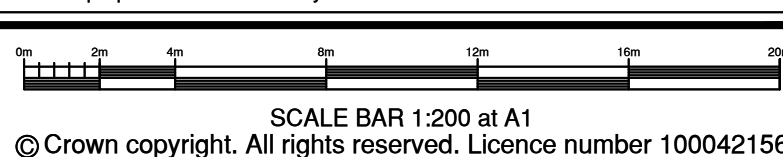
KEY

- Site Boundary
- Adoptable Surface Water Sewers (WNL)
- Adoptable Flow Control Manhole (WNL)
- Adoptable Foul Water Sewers (WNL)
- Adoptable Foul Rising Main
- Adoptable 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 70mm screed, 250mm insulation & 150mm beam & block). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.
- Rodding Eye
- 'Aco' 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
(Tree Protection Plan Based on Arboricultural's drawing number 264021/01, revision 02).

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

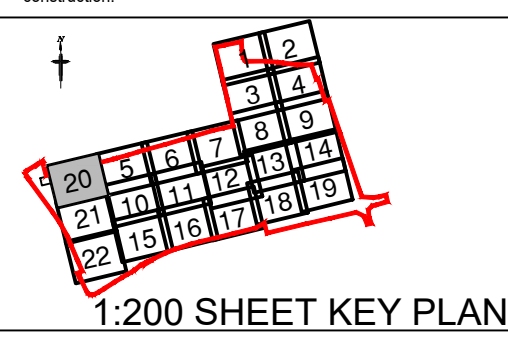
CDM NOTES

- 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.



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



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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 20 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 | D470 | -