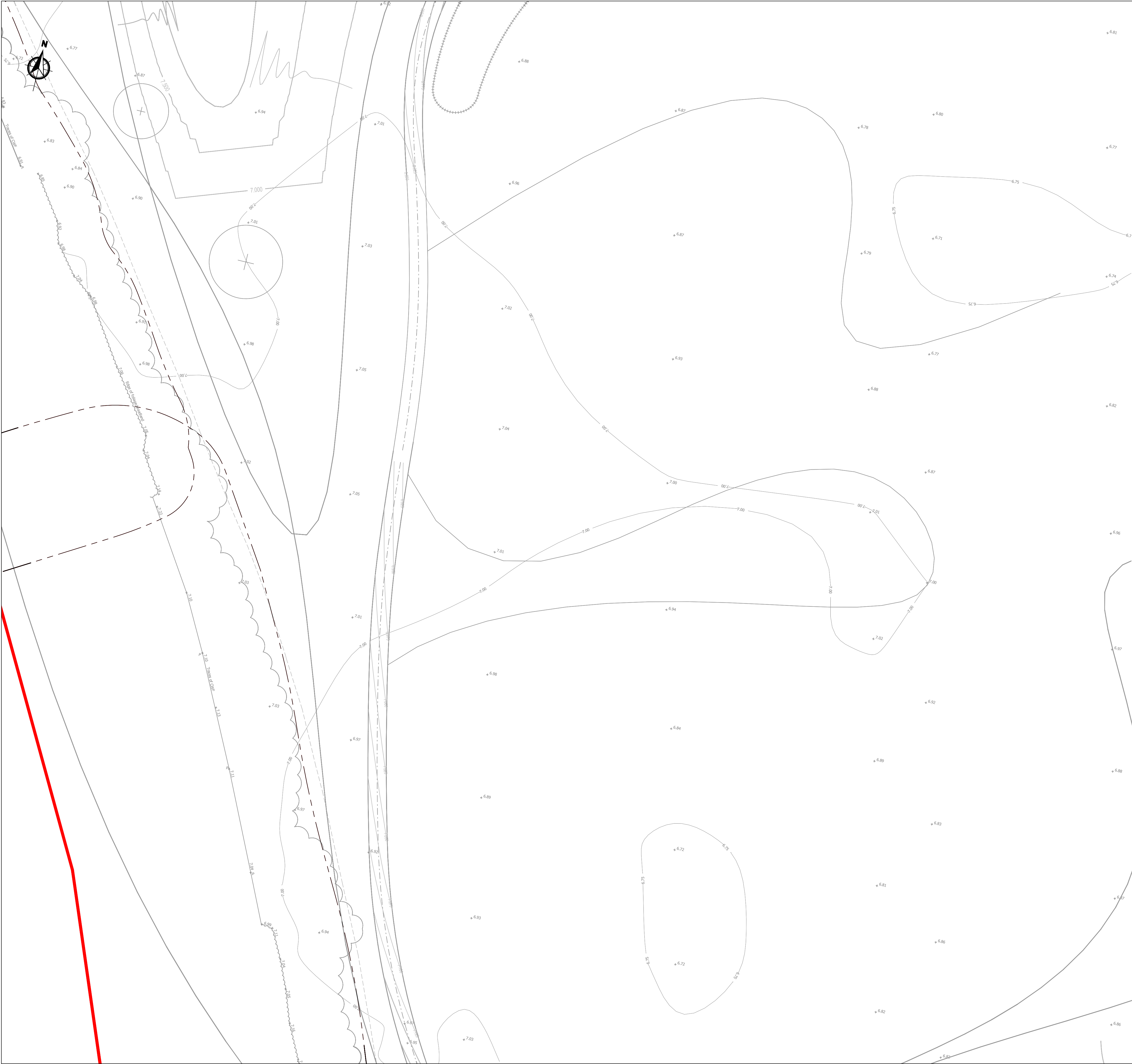




NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale from this drawing. Only written dimensions are to be used.
- PW & 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 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) 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.
- Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8001 Fig. 1.
- Cover levels indicated on the Drainage Schedule 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.
- Retention dampers to be constructed to drain using an appropriate adaptor & removable section of dampers to permit rodding access.
- The position of GPPs, bath drains, WC outlets, Sink and gullies etc. & sewerage discharges are to be accurately located from the house type working drawings.
- 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 when serving 2 dwellings or 2 TPO connections, PW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
- 100mmD PW Drains are to be laid to minimum fall of 1 in 90 and 150mmD PW 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 drain is identified on the Architect's and Structural Engineer's design drawings and specification.
- Where catwalks have been shown in rear gardens connecting to land drains, 600mm PFC catwalk to be used.
- Site Access and Sooties 278 Works as per RCPJ Public Use, Section 278 General Arrangement (2020-201) to 300.
- Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued to RCPJ in .dwg format on 06/02/2023.
- Architectural blocks based on RCPJ's Substructure Layouts, issued to RCPJ in .dwg format on 24/03/2023 and 04/03/2024.
- Topographical Survey as per Ordnance Survey map, EBC2040202, L1 to L10, dated September 2020.
- This drawing should be read in conjunction with other Documents: Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (2020-201) to 240, Surface Water Sewer and Foul Water Sewer Manhole Schedules (2020-11) to 418, Section 104 Drainage Construction Details (2020-410) and Domestic Drainage Construction Details (2020-410) to 416.
- Where backlogs is less than 1.0m for domestic drainage, backlogs to be accommodated with internal benching.
- Surface water from private 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 Foul C.
- All trench walls shall have a smooth fall down surface water into adjoining gullies.
- 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 pipe up to 3m	Road Driveway Garden	R D G	D400 B125 A15
			RE		Roading 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 75mm screed, 250mm 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

'Aco' Channel (showing connecting pipe) 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 26402101, revision 03).

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.

0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

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.
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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.

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Rev.	Date	Original Issue	Amendments
-	-	-	-

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 21 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	D471	-