

Precast concrete used in construction of the four sewers to be Sulphate Resisting to Class 4 condition.

Depth and location of existing services to be traced prior to any excavation within existing highway.

All private drainage to be laid to levels shown using best practice, unless stated otherwise, to be 450mm or 540mm or vitrified clayware to BS EN 292.

Private manholes to be constructed using concrete, box sections, circular, up to BS 991, 1 or polypropylene inspection chambers unless less than 1.2m deep, all with 150mm concrete around, size and construction to comply with the current BS standards and requirements of BS EN 752. Covers to be cast iron, light duty in rear gardens and commercial open spaces, and medium duty in private parking areas / drives.

Roofing eaves, air rise to be laid to manufacture see minimum cover and depth to allow adequate fall from adjoining unit.

Access panels are to be provided to all circular pipes, a max. 400 above finished ground level. Care must be taken to ensure private rear roads, roadways, etc, are not positioned within curtilage of Adjoining Private Plot. Footways are visible.

Flat lateral connection to be 130° "Y" junctions (ie 45° offset) junction to point of main run. Manholes in block paved areas to have recessed cover & frame. These to be orientated to minimise cut blocks.

All private drainage works to be carried out in accordance with the provisions laid down in BS EN 752 & The Building Regulations, Part H.

Drainage under roads to be either: a) Vitrified Clayware to BS EN 292, b) Concrete to BS 991, Class M, L or higher to be formed of either vitrified clay or "extra strength" concrete to BS 4471, or c) Portland cement concrete to BS 4471, Class 2 conditions in accordance with BS EN 12407. Unreinforced concrete to be sulphate resisting Portland Cement; a minimum cement content of 280kg/m³ and maximum free water/cement ratio of 0.55. Also, see note 8.

All aboveground, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of curbs and drives etc, and to sufficient depth to allow for laying service company's mains and services.

All drains and connections to be 100mm diam unless shown otherwise.

This drawing is schematic for clarity, and where possible, details should be laid to ensure connections are kept as short as possible.

Reference should be made to the Architects drawings to determine exact location of down pipes, infiltration to backflow and access details. Where pipes pass under buildings, unless stated, block floors are used. They are to be surrounded in concrete.

All branch drains, or connections, are to discharge to the catchpits directly, and in the direction of the main flow.

Figure quoted next to manholes / loading eyes are: first level, in m AOD, and depth to invert in mm where shown.

Where depths occur, invert levels and depth to invert of incoming pipes are given.

0 5 10

Bellway

Bellway Homes (Limited) (Eastern Counties)
3 Percy Road
Huntingdon
Cambridgeshire
PE29 6ST

Legend

- Full connection
- Full depth inspection chamber
- Private 3W UPVC chamber, Non man entry type when greater than 1200 deep.
- Private 4W UPVC chamber, Non man entry type when greater than 1200 deep.
- Private 4W UPVC chamber, With back drop
- Private 4W concrete manhole chamber, For connections greater than 3000 deep
- Road gully (100mm connection).
- Yard gully (100mm connection).
- Perforated plastic drainage channel as shown. Also drain in range or similar approved with 100 dia outlet connection to drainage system. Subsoiler drainage.
- Storm radding eye.
- 100mm
- 150mm
- 200mm
- 300mm
- 400mm
- 500mm
- 600mm
- 750mm
- 900mm
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- 1200mm
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