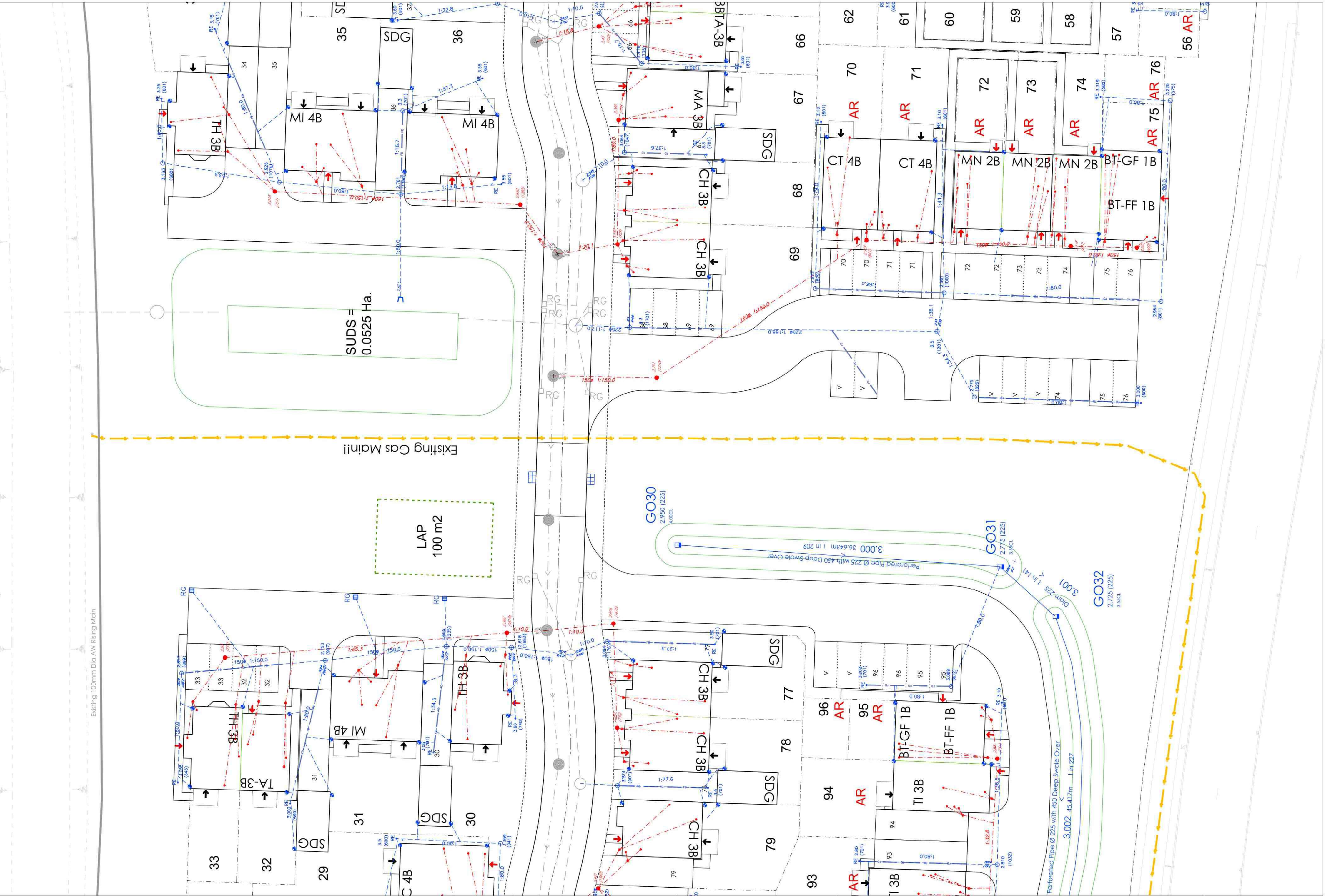

Precast concrete used in construction of the foul sewers to be Sulphate Resisting to Class 4 conditions.

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 flexibly jointed pipes, either uPVC to BS 4660 and BS 5481 or vitrified clayware to BS EN 295.

Private manholes to be constructed using conc. box sections, circular rings to BS 5911, or polypropylene inspection chambers where less than 1.0m deep, all with 150mm concrete surround, size and construction to comply with the construction details and requirements of BSEN 752. Covers to be cast iron, light duty in rear gardens and communial open spaces, and medium duty in private parking areas / drives.

Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.

Access panels are to be provided to all rainwater pipes, a max. 600 above finished ground level.

Care must be taken to ensure private manholes, rodding eyes, etc. are NOT positioned within curtilage of Adoptable Estate Rd, Footway or verge.

Flat lateral connection to be 135° 'Y' junctions (ie 45° oblique junctions) 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 BSEN295, b) Concrete to BS 5911, Class M. Laterals to be formed of either vitrified clay or "Extra Strength", concrete "Class M".

Buried concrete to be Class 2 conditions in accordance with BRE Digest 363. Unreinforced concrete to be sulphate resisting Portland Cement; a minimum cement content of 280kg/m3 & maximum free water/cement ratio of 0.55. Also, see note 8.

All abandoned, 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 carparks 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 drains 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, in relation to brickwork and eaves detailing.

Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.

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

Figures quoted next to manholes / rodding eyes are Invert Level, in m AOD, and (depth to invert) in mm where shown.

Where dropshafts 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 6SZ

Legend

- Foul connection.
- Foul shallow Inspection Chamber. Note: Due to Raised DPC to units Foul shallow access Ø225 cannot necessarily be utilised and Ø450 will be required instead due to greater than 600mm depth to invert.
- 123.456 (750) Private foul uPVC chamber. Non man entry type when greater than 1200 deep.
- 123.456 (1900) Private foul uPVC chamber. With back drop
- 123.456 (750) Private foul concrete manhole chamber. For connections greater than 3000 deep
- RG Road gully (150mm connection).
- YG Yard gully (100mm connection).
- Preformed slotted drainage channel as Messrs Aco drain k range or similar approved with 100 dia outlet connection to drainage system.
- Rainwater downpipe.
- RE 122.856 (600) Storm rodding eye.
- 123.400 Precast Outlet
- 123.456 (750) Private SW uPVC chamber. Non man entry type when greater than 1200 deep.
- 123.456 (1900) 123.0000 (000) Private SW PCC chamber. With back drop
- FD Filter Drain, within Porous Paving.
- GO21 Catchpit Swale Outfall

REV	DESCRIPTION	DATE
B	Swale information added	5.7.21
A	Planning Layout updated.	24.6.21

STATUS: Preliminary

SCALE : 1:200
DATE : February 2021
DRAWN : IDL

TITLE : Private Drainnge Layout Sheet 3

PROJECT : Wardentree Lane, Pinchbeck

DRG. No: 1044-07-03 Rev B

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