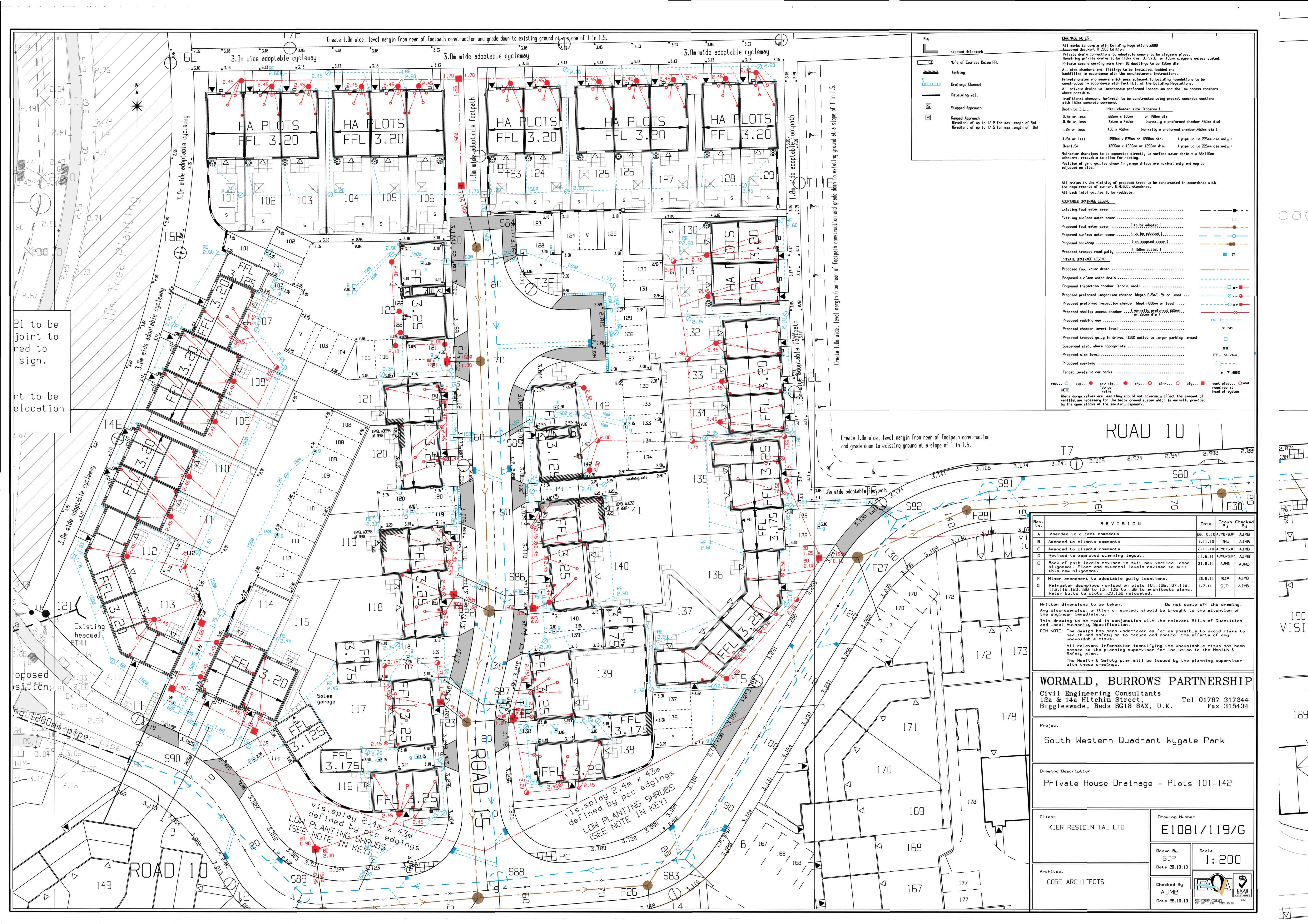




Key

- Exposed Brickwork
- No's of Courses Below FFL
- Tanking
- Drainage Channel
- Retaining wall
- Stepped Approach
- Repaired Approach
(Gradient of up to 1/12 for max length of 5m
(Gradient of up to 1/15 for max length of 10m)

DRAINAGE NOTES

All works to comply with Building Regulations 2000
Approved Document H 2002 Edition
Private drain connections to adoptable sewers to be clayware pipes.
Rearranging private drains to be 110mm dia. U.P.V.C. or 100mm clayware unless stated.
Private drains serving more than 10 dwellings to be 150mm dia.
All pipe chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
Private drains and sewers which pass adjacent to building foundations to be constructed in accordance with Part 3.1.1. of the Building Regulations.
All private drains to incorporate preformed inspection and shallow access chambers where possible.
Traditional chambers (private) to be constructed using precast concrete sections with 150mm concrete surround.
Depth to 1.5m:
0.5m or less 225mm x 100mm or 150mm dia
0.5m or less 450mm x 450mm normally a preformed chamber, 450mm dia
1.2m or less 450 x 450mm normally a preformed chamber, 450mm dia
1.5m or less 1200mm x 675mm or 1200mm dia. (1 pipe up to 225mm dia only)
Over 1.5m 1200mm x 1000mm or 1200mm dia. (1 pipe up to 225mm dia only)
Rainwater downpipes to be connected directly to surface water drain via 65/110mm adaptors, removable to allow for rodding.
Position of yard gullies shown in garage drives are nominal only and may be adjusted on site.

ADOPTABLE DRAINAGE LEGEND

- Existing foul water sewer
- Existing surface water sewer
- Proposed foul water sewer
- Proposed surface water sewer
- Proposed backdrop
- Proposed trapped road gully
- Proposed foul water drain
- Proposed surface water drain
- Proposed inspection chamber (traditional)
- Proposed preformed inspection chamber (depth 0.5m/1.2m or less)
- Proposed preformed inspection chamber (depth 600mm or less)
- Proposed shallow access chamber
- Proposed rodding eye
- Proposed chamber invert level
- Proposed trapped gully in drives (150mm outlet to larger parking area)
- Suspended slab, where appropriate
- Proposed slab level
- Proposed soakaway
- Target levels to car parks

PRIVATE DRAINAGE LEGEND

- Proposed foul water drain
- Proposed surface water drain
- Proposed inspection chamber (depth 0.5m/1.2m or less)
- Proposed preformed inspection chamber (depth 600mm or less)
- Proposed shallow access chamber
- Proposed rodding eye
- Proposed chamber invert level
- Proposed trapped gully in drives (150mm outlet to larger parking area)
- Suspended slab, where appropriate
- Proposed slab level
- Proposed soakaway
- Target levels to car parks

NOTE

Where durgu valves are used they should not adversely affect the amount of ventilation necessary for the below ground system which is normally provided by the open stacks of the sanitary plant.

REVISION				
Rev. No.	Amended to	Date	Drawn By	Checked By
A	Amended to client comments	28.10.10	AJMB/SJP	AJMB
B	Amended to client comments	1.11.10	JMW	AJMB
C	Amended to client comments	2.11.10	AJMB/SJP	AJMB
D	Revised to approved planning layout.	11.5.11	AJMB/SJP	AJMB
E	Back of path levels revised to suit new vertical road alignment. Floor and external levels revised to suit this new alignment.	31.5.11	AJMB	AJMB
F	Minor amendment to adoptable gully locations.	13.6.11	SJP	AJMB
G	Rainwater downpipes revised on plots 101, 106, 107, 112, 113, 116, 123, 128 to 131, 136 to 138 to architects plans. Water butts to plots 125, 130 relocated.	1.7.11	SJP	AJMB

Written dimensions to be taken. Do not scale off the drawing.
Any discrepancies, written or scaled, should be brought to the attention of the engineer immediately.
This drawing is to be read in conjunction with the relevant Bills of Materials and Local Authority Specification.
CDM NOTE: The design has been undertaken as far as possible to avoid risks to health and safety or to reduce and control the effects of any unavoidable risks.
All relevant information identifying the unavoidable risks has been passed to the planning supervisor for inclusion in the Health & Safety plan.
The Health & Safety plan will be issued by the planning supervisor with these drawings.

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Project
South Western Quadrant Wygate Park

Drawing Description
Private House Drainage - Plots 101-142

Client
KIER RESIDENTIAL LTD

Drawing Number
E1081/119/G

Architect
CORE ARCHITECTS

Drawn By
SJP

Scale
1:200

Checked By
AJMB

Date
28.10.10