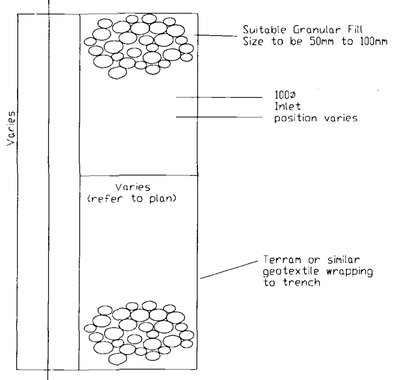
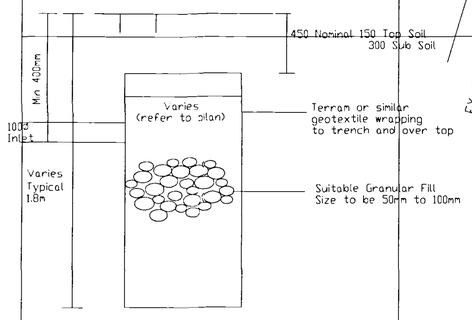






DRAINAGE NOTES

All works to comply with Building Regulations 2000
Approved Document H, 2002 Edition
Private drain connections to adoptable sewers to be clayware pipes.
Remaining private drains to be 110mm dia. UPVC or 100mm clayware unless stated.
Private sewers 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 H1 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 I.L.	Min. chamber size (internal)	
0.6m or less	225mm x 100mm	or 190mm dia
0.9m 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.	(pipe up to 225mm dia only)
Over 1.5m	1200mm x 1000mm or 1200mm dia.	(pipe up to 225mm dia only)

Rainwater downpipes to be connected directly to surface water drain via 68/110mm adaptors, removable to allow for rodding.
Position of yard gullies shown in garage drives are nominal only and may be adjusted on site.

All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of current NHBC standards.
All back inlet gullies to be rodddable.

ADOPTABLE DRAINAGE LEGEND

- Existing foul water sewer
- Existing surface water sewer
- Proposed foul water sewer (to be adopted)
- Proposed surface water sewer (to be adopted)
- Proposed backdrop (on adopted sewer)
- Proposed trapped road gully (150m outlet) — G

PRIVATE DRAINAGE LEGEND

- Proposed foul water drain
- ~~Proposed surface water drain~~
- Proposed inspection chamber (traditional) — □ or ■
- Proposed preformed inspection chamber (depth 0.9m/1.2m or less) — ⊘ or ⊘
- Proposed preformed inspection chamber (depth 600mm or less) — ○ or ●
- Proposed shallow access chamber (normally preformed 225mm or 250mm dia) — ⊗
- Proposed rodding eye — RE
- Proposed chamber invert level — 7.50
- Proposed trapped gully in drives — □
- Suspended slab, where appropriate — SS
- Proposed slab level — SL 9.750
- Proposed soakaway — ○
- Target levels to car parks — ×

rwp ○ svp ● svp via ◉ w/c ○ sink ○ big ■ vent pipe ○ orent required at head of system

NOTE
Where durgo 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 pipework.

DETAILED PLAN

Rev. No.	REVISION	Date	Drawn By	Checked By
A	Plots 13-16 revised as letter 6485S1 from RDC	23.8.05	JMW	AJM
B	Existing drainage from No 142 confirmed.	29.9.05	AJMB	AJM
C	Highway soakaway deleted Low point and note re gully added Footpath levels adjusted	30.9.05	JMW	AJM

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 to be read in conjunction with the relevant Bills of Quantities 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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Tel 01767 317244
Fax 315434

Project
PROPOSED DEVELOPMENT AT:-
PINCHBECK ROAD, SPALDING, LINCS

SHDC Planning & Development
14 OCT 2005
Ref: 1414/05

Drawing Description
PRIVATE DRAINAGE PLAN

Client
Fieldview Homes Ltd
St Helena Cottage
146 Pinchbeck road
Spalding
Lincs
PE11 1QN

Drawing Number
E1723/3/C

Drawn By TJW
Date 7.4.05

Scale

Checked By AJMB
Date 28.8.05

Architect

10 OCT 2005

ISSUED

N 2025
N 2000
N 1975
N 1950