

LEGEND

foul Private Drain surface water

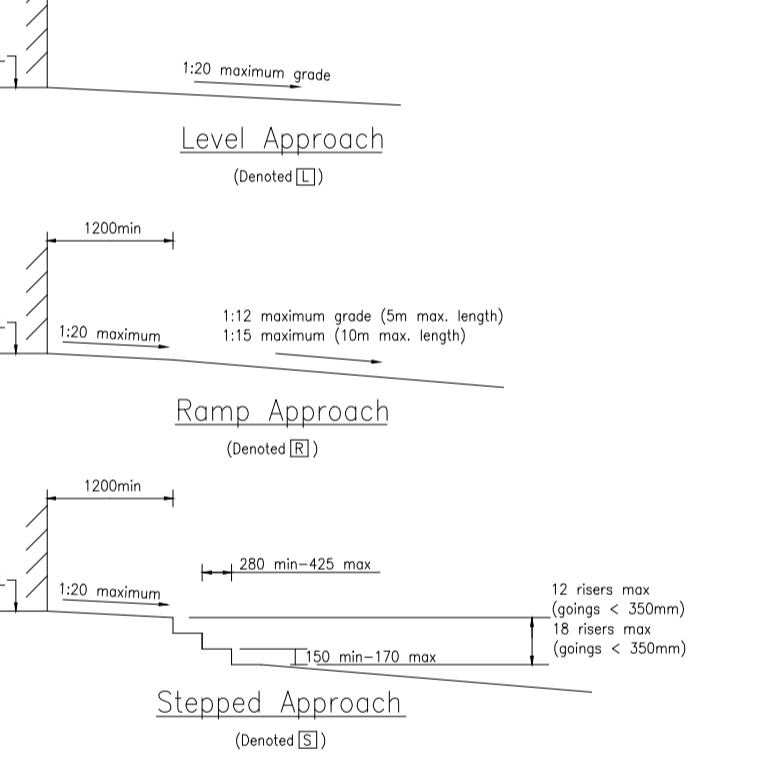
- AF Shallow access fitting - max. depth 600mm
- NB: invert to be commensurate with underfloor pipework and foundation levels
- 460mm inspection chamber
- Precast concrete manhole
- (10,25) As above with back drop invert level
- (10,25) Yard Gully
- DC Drain Channel with silt box
- 6 Denotes number of brick courses below DPC
- #m RW Denotes extent & height of retaining wall
- #m CB Denotes extent & height of Gravel Board retaining wall (max height 0.6m)

- Notes**
- All private drainage works are to be constructed in accordance with the relevant provisions of BS EN 752 including by reference BS 8301.
 - Manhole invert levels relate to the downstream pipe. Pipes at manholes to be laid with soffits level.
 - Unless otherwise shown, foul pipes to be 100mm dia laid at 1 in 40 minimum gradient unless one w.c. connected where gradient may be 1 in 80 minimum.
 - Unless otherwise shown surface water pipes to be 100mm dia laid at 1 in 100 minimum gradient.
 - Where cover to top of pipe barrel is less than 600mm, pipe to have minimum 150mm ST4 concrete surround.
 - The Contractor to check invert levels and details of outfall sewers prior to commencing drainage works and the Clients Representative informed of any difference to those shown.
 - Manhole cover levels are indicative and should be adjusted to suit finished levels. Covers are to be fixed to a profile corresponding to the surrounding pavement surface.
 - Manhole covers:
 - BI25 for car park/drives areas not areas subjected to heavy vehicular access. ie Access Road
 - A15 for pedestrians and landscape areas.
 - All in accordance with BS EN 124 :1994

NOTE: DRAINAGE TO BE REDESIGNED TO SUIT REVISED EXTERNAL LEVELS TO ROADS 3 & 4

Part 'M' Access Requirements

Refer to layout for proposed means of approach to the Principle Access (PA) for each dwelling.



Rev.	Content	Date
T15	Lateral pipe from SL3 revised	04.03.21
T14	Revised to suit detailed road design	05.02.21
T13	Revised to suit changes to drainage design	15.01.21
T12	Private SW to plots 25-63 redesigned as soakaways	17.12.20
T11	Lateral MIs FW1 & SW1 revised, MH FlA added	10.11.20
T10	Lateral MIs FW4, SW2 & SW12 revised	23.09.20
T9	Lateral drains shown adopted, MH IIs confirmed	22.09.20
T8	Redrawn to suit Planning Layout Rev S	04.03.20
T7	Road 2 storage revised, Flow control information added	26.11.19
T6	Revised to suit changes to SW storage design	06.11.19
T5	Externals redesign plots 31-32, 38-58	23.08.19
T4	Revised to suit changes to planning layout (Rev. N)	10.07.19
T3	Road levels revised to client's requirements, plots 46-62 levels adjusted to suit	24.05.19
T2	Revised to suit latest Planning layout, redrawn - 2 sheets	25.03.19

SAFETY, HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

In addition to hazard/risk normally associated with the types of work detailed on this drawing, note the following:

Construction:-

- Adequate shoring of trenches.
- Open trenches to be fenced off.
- Check weights of pre fabricated elements in respect to man handling.
- Hand protection against wet concrete and mortar.
- Adequate site survey to established position of existing live services on & around the site.
- High standard of personal hygiene when working live sewers.

Maintenance/Cleaning:-

- All sewers to be jetted clean on completion of the works.
- Sewers, gullies, drainage channels and storm water storage, may need periodic jetting to remove Silt.
- Pumping Station to be on an annual service contract

Decommissioning/Demolition:-

- Connection to live sewer to be adequately bunged.
- Precast concrete units to be lifted out of the ground.
- Concrete possibly could be crushed for re-use as bulk fill.

Client	Orion Homes Ltd			
Project	Mount Vernon Road, Barnsley			
Title	External Works Layout - Sheet 1			
Drawn	MT	Date	08.11.18	Dr. No.
Scale	1:250 @ A1	Checked	JL	7861/020
				Rev. T15

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