INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE.
ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK.

NOTES

1. All pipes to be either vitrified clay in accordance with BS EN 295, and having a crushing strength of 40kN/m, or class 120 concrete (54kN/m min) to BS 5911, bedded on a class B granular bed and haunch, or Osma Wavin Ultra-Rib uPVC or similar bedded on a class S granular bed and surround. Where pipes are in the public highway they are to be bedded on a class S granular bed and surround.
2. If the cover to the pipe is less than 600mm a class Z concrete bed and surround must be used.
3. All trenches in roads, paved areas and below slabs shall be backfilled with Type 1 or Type 2 DOT granular sub-base material.
4. All pipes to be laid soffit to soffit at manholes unless noted otherwise.
5. All insitu concrete to be designated mix FND2 conforming to BS 8500-2 unless agreed otherwise.
6. All private drainage to be 100mm diameter unless otherwise stated.
7. Minimum gradients:
   Foul Water 1/80,
   Storm Water 1/100
8. All surface water connecting pipes to be 150mm diameter minimum and all foul water connecting pipes to be 150mm diameter minimum to adoptable drains.
9. All rainwater pipes must be fitted with a roddable access above ground.
10. All private drainage to be installed in accordance with Part H of the Building Regulations and BS EN 752 & 12056.
11. Refer to manufacturers instructions for installation details
12. Where a B125 cover and frame has been approved, this **must not** be coated in plastic and must have lifting eyes suitably sized to accommodate standard lifting keys. Screw down covers are not acceptable.

NOTE:

ADDITIONAL CHAMBERS & INSPECTION POINTS MAY BE REQUIRED TO SUIT MANUFACTURERS DETAILS AND/OR CONTRACTORS PREFERRED METHOD OF WORKING. SHOULD THE DESIGN ALTER SIGNIFICANTLY, CONTACT SHOULD BE MADE WITH THE ENGINEER.

KEY:

- 0.00 — Private surface water drain & invert level
- 0.00 — Private foul water drain & invert level
- Foul Mini Access Chamber <0.60m deep (0.300m dia)
- Foul Inspection chamber (PPIC) (0.475m dia)
- Proposed rodding eye
- Proposed linear drainage channel
- Proposed private gully
- Proposed permeable paving
- Proposed service margin

REV	DESCRIPTION	SIG	CHK	DATE

CRONROY BROOK DEVELOPMENTS LTD

THE FOUNTAIN WELLTHORNE LANE, INGBIRTHWORTH

PLOT DRAINAGE

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SCALE WHEN PLOTTED AT A1	DRAWING STATUS
1:250	PRELIMINARY

DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
BJM	CH	18.05.21	44371/013	A