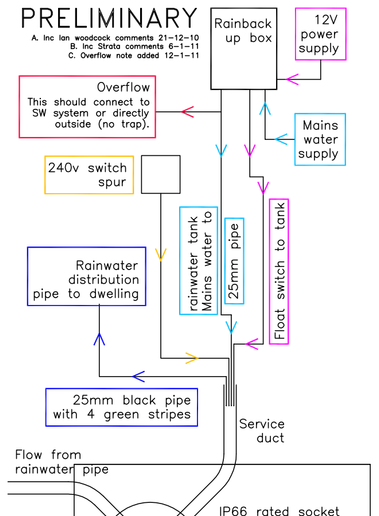
This private drainage design is extreemly tight for levels, generally levels are designed at minimum 1:70 100mm diam pipes and 1:125 150mm diam pipes. Constant checking of ring beam levels, finished floor levels, drainage dragout inverts and positions, back edge levels All must be checked prior to setting ANY floor levels. ANY discrepancy must be confirmed with Strata / RAB before proceeding.
A number of plots are code level 3 and therefore incorporate rainwater harvesting and flow control chambers. Only roof water is to be discharged to the harvester, drive water to be discharged downstream of the harvester. In line with code 3 policy attenuation must be incorporated this takes the form of Polypipe preformed chambers fitted with R3–75mm crown flow control and manual bypass.
Harvesters specified are designed to BS8515 and are based on the lowest 5% yield / demand (the next size take available)
Gable rwp = rear rainwater pipe to be taken across the gable at high leve and connect into front rwp
Non return valve fitted to overflow of rainwater Harvesting tank to prevent back flow contamination.
Design based Rainwater Harvesting Ltd Platin range

PRELIMINARY

A. Inc Ian woodcock comments 21–12–10
B. Inc Strata comments 6–1–11
C. Overflow note added 12–1–11



PRIVATE DRAINAGE

All drainage to comply with BS8301
100mm drains to be laid at minimum gradient 1 : 80. 150mm drains to be laid at minimum gradient 1 : 150.
All drainage to be 100mm diameter, unless otherwise stated. All final connections to main sewer to be 150mm diameter. All connections joints to remain flexible.
Drains passing under buildings to be retained flexible with a bed and surround of pea gravel. All drains to be bridged over with concrete lintels when passing through walls.
All foundations to be taken below invert level of localized drains where within 1.00m of foundations.
All sink wastes not connected to an inspection chamber or manhole to be connected via a roddable gully.
225mm dia inspection chambers to be laid at a maximum depth of 600mm below finished ground level.
450mm dia inspection chambers to be laid at a maximum depth of 1200mm below finished ground level.
1200 x 1000mm pc concrete sections to BS 5911 to be laid at a maximum depth of 3.00m below finished ground level.

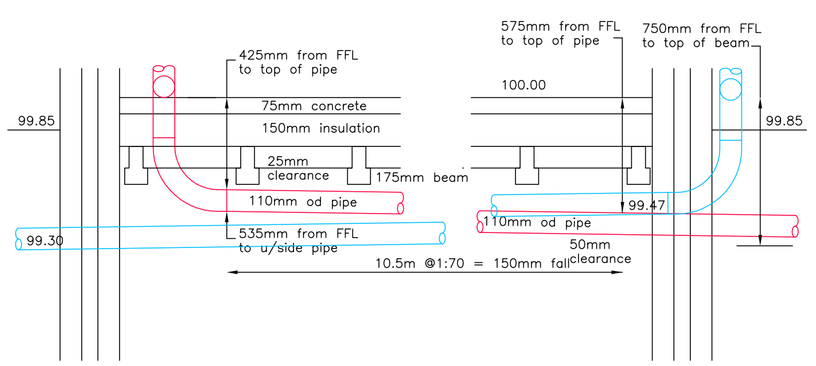
Water butt location adjacent rainwater pipe

Rodding eye
Aco channel or similar

RAINWATER HARVESTING
(Platin range)

1500TANK/3000/5000TANK
CL 17.15
INCIL16.48=incoming IL
OVIL 16.40 = overflow IL
Tanks to be fitted with grade B cover in or near vehicle areas

Flow control inspection chamber 1500 or 1200 diam cw R3–75mm crown



R.A.B. ENGINEERING DESIGN
21 BURNCROSS DRIVE
SHEFFIELD S35 1DJ
TEL.(0114)2570576

Strata Homes

Longcar Lane
Barnsley
Private drainage

DRAWN BY rab
SCALE 1:200 DATE July 07
DRAWING No 864–13 REV P

P. Plots 58–67 revised 7–6–11
N. Foul drainage to rear of plots 41–43 revised 7–4–11
M. Plot 26 FFL lifted, adjacent levels adjusted 17–3–11
L. Drives adjusted, schematic RWH tank added 24–2–11
K. Plots 24–28 & 58–69 layout revised, plots 30–46 private drainage amended. 23–2–11
J. Plot 15 annotated kickstart 1–12–10
H. Plot 47 RW tank adjusted, 47/48 OVIL levels corrected 9–9–10
G. Plots 41/42 revised, handings altered to plots 49–51, drainage & RW tanks adjusted in line with revised kickstart requirements. Key revised 2–9–10
F. Private drainage revised 44–46 16–7–10
E. Drainage adjusted in line with revised planning drawing especially plots 15,18,24–26,28–31,34,38–40,43–46, 47–49. FFL plot 46 adjusted 7–7–10
D. Housing layout adjusted, private drainage revised, plots 5, 12–14, 18 (parking), 19, 50 & 57 handed 15–5–08
C. Annotation added 18–03–08
B. Redrawn 14–03–08
A. Redrawn 8–10–07

PRELIMINARY ONLY

Sub Sta
Diam 150 @ 1:13
Diam 150 @ 1:200
Diam 225 @ 1:60
Diam 225 @ 1:13
Diam 300 @ 1:200
Diam 900 @ 1:100
Diam 150 @ 1:150
Diam 150 @ 1:33
Diam 1050
S1 HIGHWAY DRAIN 124.26 HIGHWAY DRAIN Diam 150 @ 1:18 121.25
S2 120.27
S3 119.31
S4 119.27 Diam 300 @ 1:200 119.20
S5
S6
S7 Position of existing culvert to be located prior to any work on site by excavation to confirm position, invert and pipe size
S8
S9 HIGHWAY DRAIN 122.16 Diam 225 @ 1:13 120.50
S10
S11 120.40
S12 120.47 120.40
S13 120.39
S14 119.62
S15 119.42
S16
S17
service strip
ROAD 1
ROAD 2
ROAD 3
ROAD 4
6m easment
Existing culvert easement
Mature Ash (not significant)
Mature Sycamore (not significant)
London Plane
HIGH FLOW GUTTER
Lateral to Diam 1200 CL 121.40 IL 118.90
1600TANK CL 123.73 INCIL 123.20 OVIL 123.12 KICKSTART
1600TANK CL 123.65 INCIL122.80 OVIL 122.72
1600TANK CL 122.95 INCIL122.10 OVIL 122.02
1600TANK CL 122.12 INCIL121.42 OVIL 121.20
1600TANK CL 121.90 INCIL121.20 OVIL 121.12
1600TANK CL 121.95 INCIL121.20 OVIL 121.42
1600TANK CL 121.27 INCIL120.56 OVIL 120.48
1600TANK CL 120.70 INCIL120.00 OVIL 119.92
1600TANK CL 120.55 INCIL119.82 OVIL 119.74
1600TANK CL 121.55 INCIL120.87 OVIL 120.71
1600TANK CL 121.85 INCIL121.10 OVIL 121.02
Plot30 RWP taken down rear elevation
Plot15 RWP taken down rear elevation
foul above surface
yard gully
road type gully
T5 T6 T7 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T28 T29 T30 T31 T32 T33 T34 T35 T36 T37 T38 T39 T40 T41 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 G33