GENERAL:-

All below ground drainage in 100mm diameter plastic pipework laid to falls of not less than 1 in 80. Drainage to be bed and surround in 150mm free-flowing gravel. Provisional drainage levels shown subject to verification on site.

Inspection chambers generally up to 1.1m deep to be constructed in proprietary polypropylene inspection chambers with ductile iron covers and frames and concrete surround, if req'd, to suit potential loadings. Any inspection chambers over 1.1m deep to be constructed in 215mm class b eng brkwk off 150mm conc base with heavy duty ductile iron cover and frame.

Any drainage passing under building within 300mm of soffit of slab to be encased in concrete with movement joints at each pipe junction. Drains passing through walls, foundations etc., to be lintelled over and opening around pipes to be sealed with inert material to prevent ingress of fill or vermin.

Any drainage within 1.0m of buildings where below foundation level to be back filled with concrete up to the level of the foundation.

All surface water drains to run above foul and all rainwater gullies to be an accessible type for cleansing and maintenance.

Paths and terraces to perimeter of building to be laid in Marshalls Heritage Yorkstone art stone flag with guaged mortar pointing and "spot" bedded on min 150mm well compacted hardcore base.

Drives and parking spaces to be constructed in Tegula Priora permeable artificial stone sett system laid in strict accordance with mfr's instructions to ensure permeability.

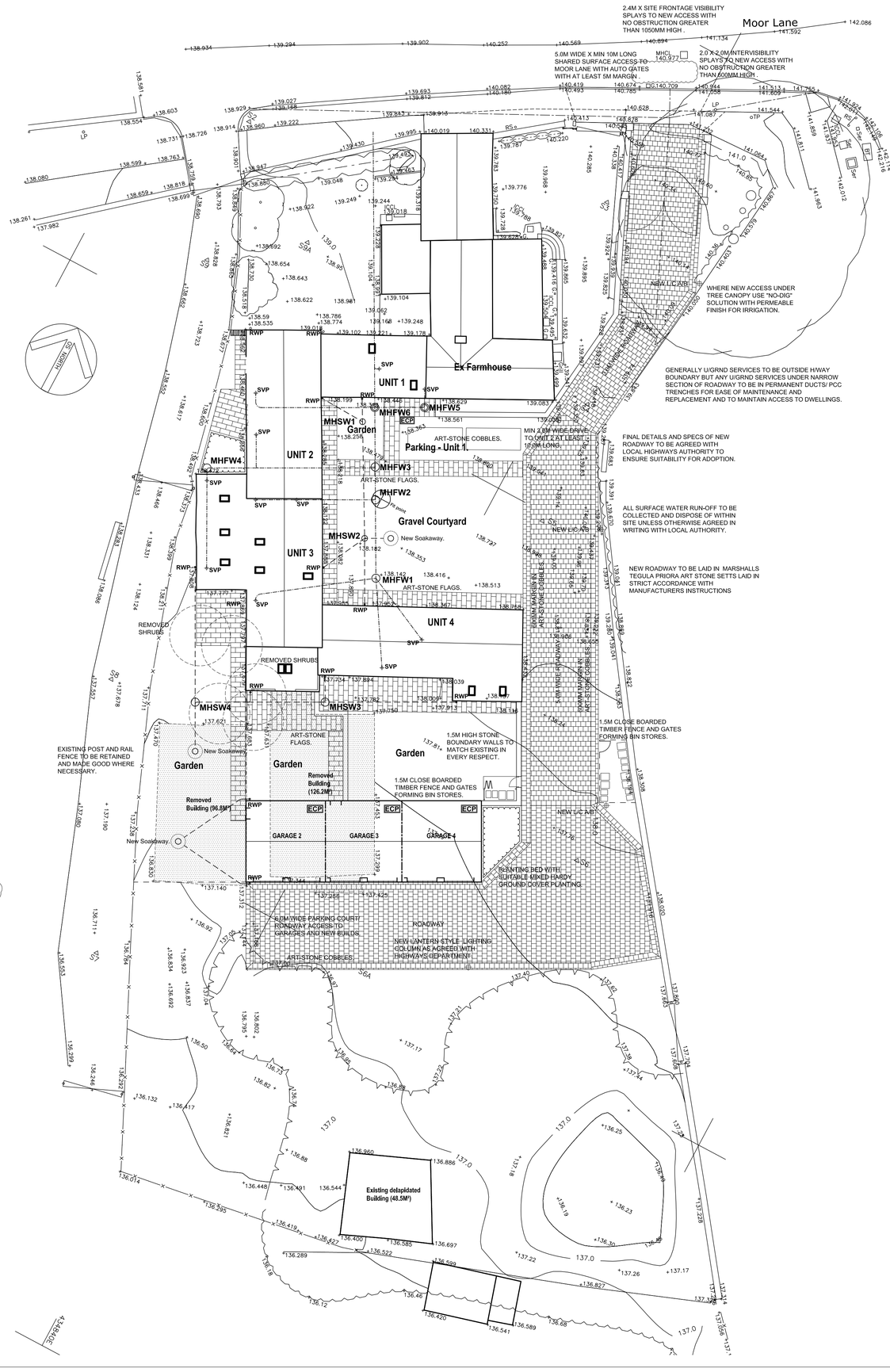
Foul water from development to be collected by new drainage system shown and discharge to ex sewage system in Moor Lane via existing outfall as indicated on plan.

Surface water to be collected by new drainage system shown and discharge to soakaways at positions indicated comprising 1.2m dia perforated Stanton Bonna conc ring chamber with coordinated cover slab and heavy duty DI cover and frame within excavation lined with geotextile and fill surround with clean stone. Courtyard soakaway to be 2.1m deep below incoming pipe invert, outer soakaway to be 2.0m deep and garage soakaway to be 1.8M deep based upon simplified calc method to BS8301 and mfr's instructions and coordination with percolation test results.

DRAINAGE SCHEDULE:

Position	Cover	Invert
MHFW1	138.45	137.60
MHFW2	138.45	137.51
MHFW3	138.45	137.47
MHFW4	138.45	137.67
MHFW5	138.58	137.46
MHFW6	138.45	137.40
MHSW1	138.40	137.80
MHSW2	138.40	137.65
MHSW3	137.75	137.15
MHSW4	137.60	137.00

ECP Denotes electric charging point to be wall mounted unit where located in garages and pedestal unit where freestanding to Unit 1, such as **Rolec EVCL or WALLPOD 5 or equivalents with Mode 3 and min 7kW charging.**



Revision	Date.	Description.
A	26/02/2020	Electric charging points clarified.

STONE BAR FARM, MOOR LANE, BIRDWELL, BARNSLEY, S70 5TY.

DETAILED PROPOSALS 1

Site Plan.

Crown Homes

Building Design Services

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Scale: 1:200 @ A1 | Date: JAN 2020

Ref: 201707 | Drwg No: WD01

0 cm | 2 cm | 4 cm | 6 cm