

REFERENCE

- 0.00 Private surface water sewer
- 0.00 Private foul water sewer
- Storm Inspection chamber (PPIC) <1.2m deep (0.475m dia)
- Storm Inspection chamber (PPIC) >1.2m deep (0.475m dia, with 300mm max restricted access.)
- Foul Mini Access Chamber <0.60m deep (0.300m dia)
- Foul Inspection chamber (PPIC) <1.2m deep (0.475m dia)
- Foul Inspection chamber (PPIC) >1.2m deep (0.475m dia, with 300mm max restricted access.)
- Proposed rodding eye
- Proposed linear drainage channel
- Proposed private gully



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

NOTES

- All dimensions in millimetres unless noted otherwise.
- The existing levels indicated on this drawing are taken from the topographical survey S8577, dated March 2016 carried out by Haycock and Todd.
- This drawing is to be read in conjunction with all relevant Eastwood & Partners drawings prefixed 38903 as well as all relevant Persimmon Homes planning layouts and house type drawings.
- Positions of soil pipes, stub stacks, WC outlets, rainwater downpipes shall be checked against Architect's housetype drawings to ensure compatibility.
- All pipes to be 'Polypipe Polysewer' or similar approved bedded on a class S granular bed and surround. Refer to manufacturers instructions for installation details.
- If the cover to the pipe is less than 600mm a class Z concrete bed and surround must be used.
- All trenches in roads, paved areas and below slabs shall be backfilled with Type 1 or Type 2 DOT granular sub-base material.
- All pipes to be laid soffit to soffit at manholes unless noted otherwise.
- All insitu concrete to be designated mix FND2 conforming to BS 8500-2 unless agreed otherwise.
- All building drainage to be 100mm diameter laid at a minimum gradient of 1:40 where serving less than 1 WC, 1 in 80 otherwise (FW) and 1 in 80 (SW) unless otherwise shown.
- Inspection chambers on private drains/sewers shall be non-access preformed polypropylene.

Depth to invert	Minimum Size
<0.6m	DN300
>0.6m	DN475

If depth greater than 1.2m then restricted 300mm access to be constructed in accordance with Building Regulations Part H.
- Adoptable lateral drains should be constructed in accordance with the following:-

Drain Type	Minimum Gradient
Foul : 100mm less than 10 properties	min gradient 1:80
150 greater than 10 properties	min gradient 1:150
Surface: 150mm less than 10 properties	min gradient 1:100
150mm greater than 10 properties	min gradient 1:150
- All rainwater pipes must be fitted with a roddable access above ground.
- Rainwater downpipes to be connected directly to drains via removeable adaptor to permit access for rodding.
- All private drainage to be installed in accordance with Part H of the Building Regulations and BS EN 752 & 12056.
- Levels in areas surrounding existing trees and boundaries are to be maintained as existing.
- Lintels or sleeves are to be provided for drains passing through foundation or brickwork.

A	First Issue.			
REV	DESCRIPTION	SIG	CHK	DATE

MILLER HOMES

HONEY WELL LANE, BARNSELY

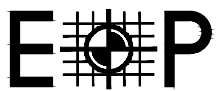
PLOT DRAINAGE
SHEET 1 OF 3

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SCALE WHEN PLOTTED AT A1			DRAWING STATUS		
1:250			PRELIMINARY		
DRAWN	CHECKED	DATE	DRAWING NUMBER	REV	
BJM	CH	22.08.16	38903/028	A	