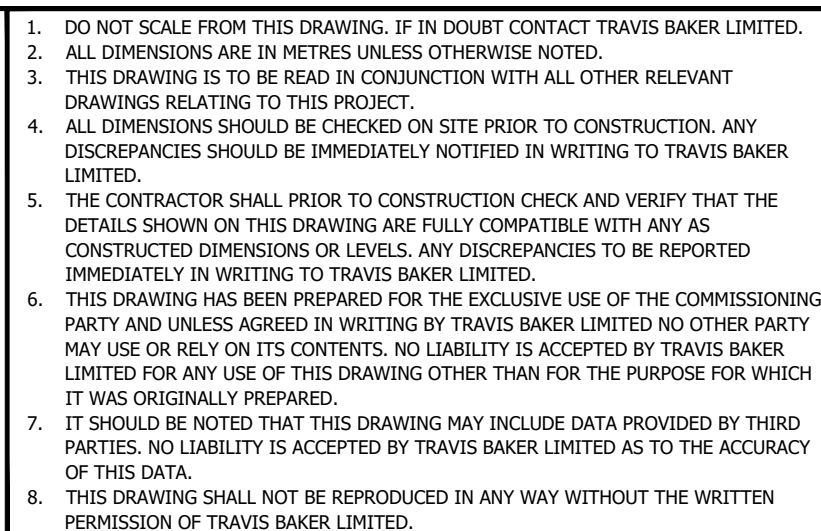




PROPOSED FOUL DRAINAGE
OUTFALL ROUTE LINE AND
LEVEL SUBJECT TO EXISTING
SERVICES/DRAINAGE WHICH
MAY BE PRESENT IN THE
EXISTING ROAD

PROPOSED FOUL WATER
SEWER TO OUTFALL TO
EXISTING COMBINED WATER
SEWER SUBJECT TO SECTION
106 APPROVAL

PROPOSED HYDROBRAKE FLOW
CONTROL MANHOLE. FLOW RATE
RESTRICTED TO 1 IN 1 YEAR
QBAR RATE OF 9.4l/s BASED ON
A SITE AREA OF 2.58 HECTARES.

MANHOLE DEPTH
CIRCA 4-5M DEEP

MANHOLE DEPTH
CIRCA 4.5-5.5M DEEP

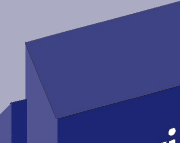
4m WIDE GATED
ACCESS

MINIMUM DIMENSIONS FOR ACCESS FITTINGS AND INSPECTION CHAMBERS							
Type			Depth to invert from cover level (m)	Internal sizes		Cover sizes	
				Length x width (mm x mm)	Circular (mm)	Length x width (mm x mm)	Circular (mm)
Rodding eye				As drain but min 100		Same size as pipework	
Access Fitting							
Small	150 Diam	0.6 or less					
	150 x 100	except where situated in a chamber	150 x 100	150	150 x 100	150 x 100	
Large	225 x 100		225 x 100	225	225 x 100	225 x 100	
Inspection chamber							
Shallow	0.6 or less		225 x 100	190		100	
	1.2 or less		450 x 450	450		450	
Deep	>1.2		450 x 450	450	Min 430 x 430 Max 300 x 300	450	Access restricted to 450

ADOPTABLE SEWERS
SUBJECT TO SECTION 104
APPROVAL

2. THE CONTRACTOR IS TO CONFIRM THE POSITIONS, SIZES AND LEVELS OF ALL EXISTING SERVICES ON THE SITE AND PROVIDE FOR ANY DISCREPANCIES THAT MAY BE REQUIRED.
3. PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH PART 6 OF THE BUILDING REGULATIONS 2022.
 - 3.1 THE INVERT OF THE HORIZONTAL DRAIN AT THE BASE OF A STACK TO BE NOT LESS THAN 450mm BELOW THE FINISHED FLOOR LEVEL OF THE BUILDING. THE DRAIN PIPE TO BE SET TO DISCHARGE THAT AT LEAST 50mm CLEARANCE TO FOOTINGS.
 - 3.2 MINIMUM GRADIENT OF UNDERSIDES DRAINAGE TO BE:
 - 100mm : 1 in 40
 - 100mm : 1 in 60 (min 1 in 50)
 - 100mm : 1 in 80 (min 1 in 60)
 - 3.3 WHERE A PIPE PASSES THROUGH A WALL AN OPENING IS TO BE FORMED THROUGH THE WALL TO GIVE AT LEAST 50mm CLEARANCE ABOVE THE PIPE. BRICKWORK OVER PIPE IS TO BE SUPPORTED BY A Lintel. THE OPENING IS TO BE MARKED EACH SIDE OF THE OPENING WITH RIGID SHEET MATERIAL.
 - 3.4 GRANULAR SURROUNDING TO PIPES TO BE TO B8. WHERE GRANULAR SURROUNDING IS REQUIRED TO EXPOSE TO PIPES IS TO BE COVERED BY CRITICAL JOINTS FORMED AT THE FACE OF EACH FLOORING JOINT USING 30mm Thick COMPRESSIBLE BOARD.
4. DRAIN TRENCHES SHOULD NOT BE EXCAVATED LOWER THAN THE FOUNDATIONS OF ANY BUILDING NEARBY.
5. WHERE THE TRENCH IS WITHIN 1m OF THE FOUNDATION THE TRENCH IS FILLED WITH CONCRETE UP TO THE LOWEST LEVEL OF THE FOUNDATION, OR:
 - 5.1 WHERE THE TRENCH IS FURTHER FROM THE FOUNDATION, THE TRENCH IS FILLED WITH CONCRETE TO A LEVEL BELOW THE LOWEST LEVEL FOR THE BUILDING EQUAL TO THE DISTANCE FROM THE FOUNDATION.
6. WHERE TWO TYPICAL PIPES CROSS WITH LESS THAN 300mm SPACING, SURROUND EACH WITH GRASS CONCRETE FOR NOT LESS THAN 1m CENTRE ON THE CROSSING POINT. EXTEND CONCRETE SURROUNDING TO EXCEED TO WITHIN 50mm OF THE NEXT NEAREST FLEET JOINT.
7. CONCRETE PROTECTION SHALL BE PROVIDED TO ALL LVPVC PIPES WITH LESS THAN 60mm cover and excess to be removed to within 50mm of the next nearest fleet joint.
8. BACKFILL TO TRENCHES MAY BE SETTLED & DEGRADED MATERIALS IN LANDSCAPED AREAS. TYPE 1 GRANULAR MATERIAL TO BE USED UNDER HAND DRIVING AND ROADS.
9. ALL PRIVATE DRAINAGE TO BE 100mm DIAMETER UNLESS OTHERWISE SHOWN ON DRAWING.
10. ALL MANHOLE AND DRAINAGE CHANNEL COVERS SHALL COMPLY WITH BS EN12181 MANHOLE COVERS WITH BLACK FACES AND TRAFFICKING SHALL BE RECESSED. COVER STRAPINGS TO BE:
 - CLASS C50 IN LIGHTLY TRAFFICKED AREAS (CAR PARKS & CAR PARK SPACES), CLASS B125 (WITH MIN 100mm COVER) IN LANES, JUNCTIONS AND NON TRAFFICKED AREAS (ADJACENT TO PEDESTRIAN AREAS).
11. THE LEVELS AND POSITIONS OF ALL EXISTING MANHOLES AND LATERSALS ARE TO BE CHECKED ON SITE BEFORE ANY WORK BEGINS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CLIENT IMMEDIATELY.

PROPOSED PUBLIC STORM SEWER
PROPOSED PUBLIC FOUL SEWER
EXISTING COMBINED WATER SEWER
PRIVATE STORM SEWER
PRIVATE FOUL SEWER
FINISHED FLOOR LEVEL
PART M PLATFORM
PROPOSED LEVEL
RETAINING
BANKING
PROPOSED GRADIENT
EXPOSED BRICKWORK
TANKING
STEPS
ACO DRAIN
PRIVATE GULLY
HIGHWAY GULLY
RODDING EYE

REV	DESCRIPTION	DATE	BY	AUTH
				
Travis Baker Trinity Point New Road Halesowen West Midlands B63 3JY		Tel: 0121 550 8037 Fax: 0121 550 8047 info@travisbaker.co.uk www.travisbaker.co.uk		

CLIENT	OWL HOMES
PROJECT	HIGHAM ON THE HILL

TITLE
PROPOSED PRIVATE DRAINAGE
AND EXTERNAL WORKS

DRAWN GE	AUTHORISED RWT	SCALE 1:250@A0	DATE 27.10.23
-------------	-------------------	-------------------	------------------

STATUS. PRELIMINARY/FOR APPROVAL

COPYRIGHT TRAVIS BAKER LIMITED. ALL RIGHTS RESERVED