11/00519/FUL DISCONS

FOUL DRAINAGE - PIPE CAPACITY

Flow rate upto 5 dwellings = 3.5l/s

A 100mm dia pipe laid at min 1 in 80 gradient offers a max capacity of approx 6.3l/s - Therefore proposal ok

NOTE All drainage subject to contractors agreement on site with BCO.

STORM DRAINAGE

- Use 100mm dia storm pipes, unless otherwise shown
- minimum invert depth of manholes subject to pedestrian traffic 600mm
- minimum invert depth of manholes subject to vehicular traffic 900mm
- All rainwater down pipes are to terminate into storm system via trapped gullies

ALL DIMENSIONS ANGLES AND LEVELS FOR ANY GIVEN ELEMENT OF WORK ARE TO BE CHECKED ON SITE PRIOR TO COMMENCING. NOTIFY ARCHITECT SHOULD ANY DISCREPANCIES ARISE PRIOR TO COMMENCING THAT GIVEN ELEMENT OF WORK.

MINIMUM COVER TO INVERT LEVEL OF 600MM TO MH & IC. WHERE PEDESTRIAN TRAFFIC 900MM WHERE LAID IN LIGHT & MAIN ROADS USE HEAVY DUTY MANHOLE COVERS WHERE SUBJECT TO VEHICULAR TRAFFIC
USE LIGHT DUTY MANHOLE COVERS WHERE SUBJECT TO LIGHT PEDESTRIAN TRAFFIC USE THERMOPLASTIC (NOMINAL RING STIFFNESS SN4) PIPES IN ANY WIDTH TRENCH

Hard Landscaping - See Kova Drawings

Patio areas shall be PCC slabs

Courtyard area leading to front entrance shall be blockpaving

Drive leading up to house will be tarmacadam

rodding eye

rodding eye

existing building to be demolished indicated thus

proposed storm drainage to serve new dwelling indicated thus

allow for constructing new outer skin and sealing existing openings along gable wall of existing workshop, using facing brick to match the new used on the dwelling

the photovoltaic panels are likely to be installed upon the South Easterly facing roof on the existing workshop rather than upon the new roof of the main dwelling specialist contractor

existing workshop retained

hardstanding

landscaped courtyard

existing foul waste pipes from existing dwelling to no longer be used, allow for capping off end of pipe run within existing manhole

proposed foul drainage system indicated thus

existing foul pipe runs to be retained beyond existing manhole, with waste collected from cottage, diverted into the new biodisc as indicated

final run of new storm system to discharge into existing pond, in approx location as shown

existing cottage retained

existing mature trees

existing access drive

existing mature hedgerow

existing mature hedgerow

new 'BB' type Klargester biodisc 1995 overall diameter to cater for 2 houses with up to 8 bedrooms

existing septic tank to be made redundant with all foul waste from retained cottage, diverted into new biodisc

outflow from biodisk to discharge into a new reed bed system, located at the north of the lake

S1 S2 S3 S4 S5 S6

F1 F2 F3 F4 F5 F6 F7 F8 F9

client	**Mr & Mrs Clark**		
project	proposed replacement dwelling Alder Hall Peckleton	scale 1 : 100 date Jan 2012	job No 09/90
drawing	**DRAINAGE LAYOUT**	author JAF sheet A1	drawing No 28A

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