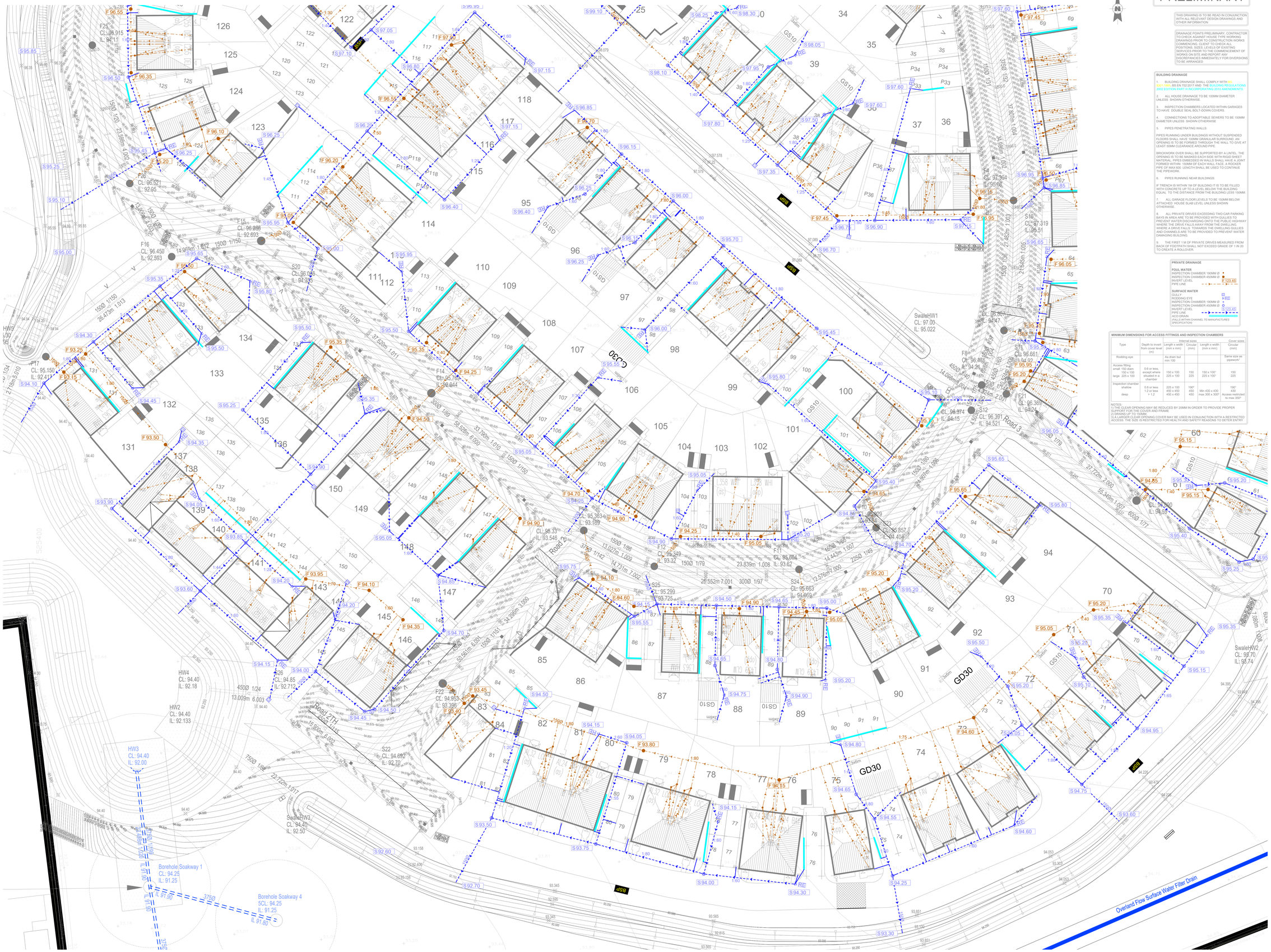

PRELIMINARY

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGN DRAWINGS AND OTHER INFORMATION

DRAINAGE POINTS PRELIMINARY, CONTRACTOR TO CHECK AGAINST HOUSE TYPE WORKING DRAWINGS PRIOR TO CONSTRUCTION WORKS COMMENCING. CLIENT TO CHECK ALL POSITIONS, SIZES, LEVELS OF EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY FOR DIVERSIONS TO BE ARRANGED

BUILDING DRAINAGE

1. BUILDING DRAINAGE SHALL COMPLY WITH BS EN 752:2017 AND THE BUILDING REGULATIONS 2002 EDITION PART H INCORPORATING 2010 AMENDMENTS.

2. ALL HOUSE DRAINAGE TO BE 100MM DIAMETER UNLESS SHOWN OTHERWISE.

3. INSPECTION CHAMBERS LOCATED WITHIN GARAGES TO HAVE DOUBLE SEAL BOLT-DOWN COVERS.

4. CONNECTIONS TO ADOPTABLE SEWERS TO BE 150MM DIAMETER UNLESS SHOWN OTHERWISE

5. PIPES PENETRATING WALLS:

PIPES RUNNING UNDER BUILDINGS WITHOUT SUSPENDED FLOORS SHALL HAVE 100MM GRANULAR SURROUND. AN OPENING IS TO BE FORMED THROUGH THE WALL TO GIVE AT LEAST 30MM CLEARANCE AROUND PIPE

BRICKWORK OVER SHALL BE SUPPORTED BY A LINTEL. THE OPENING IS TO BE MASKED EACH SIDE WITH RIGID SHEET MATERIAL. PIPES EMBEDDED IN WALLS SHALL HAVE A JOINT FORMED WITHIN 150MM OF EACH WALL FACE. A ROCKER PIPE OF MAX.600 LENGTH SHALL BE USED TO CONTINUE THE PIPEWORK.

6. PIPES RUNNING NEAR BUILDINGS:

IF TRENCH IS WITHIN 1M OF BUILDING IT IS TO BE FILLED WITH CONCRETE UP TO A LEVEL BELOW THE BUILDING EQUAL TO THE DISTANCE FROM THE BUILDING LESS 150MM.

7. ALL GARAGE FLOOR LEVELS TO BE 150MM BELOW ATTACHED HOUSE SLAB LEVEL UNLESS SHOWN OTHERWISE.

8. ALL PRIVATE DRIVES EXCEEDING TWO CAR PARKING BAYS IN AREA ARE TO BE PROVIDED WITH GULLIES TO PREVENT WATER DISCHARGING ONTO THE PUBLIC HIGHWAY WHERE THE DRIVE FALLS AWAY FROM THE DWELLING. WHERE A DRIVE FALLS TOWARDS THE DWELLING GULLIES AND CHANNELS ARE TO BE PROVIDED TO PREVENT WATER DAMAGING BUILDING.

9. THE FIRST 1 M OF PRIVATE DRIVES MEASURED FROM BACK OF FOOTPATH SHALL NOT EXCEED GRADE OF 1 IN 20 TO CREATE A ROLLOVER.

PRIVATE DRAINAGE

FOUL WATER
INSPECTION CHAMBER 190MM Ø
INSPECTION CHAMBER 450MM Ø
INVERT LEVEL — F 23.45
PIPE LINE

SURFACE WATER
GULLY
RODDING EYE — RE
INSPECTION CHAMBER 190MM Ø
INSPECTION CHAMBER 450MM Ø
INVERT LEVEL — S 23.45
PIPE LINE
ACO DRAIN
(FOLLOW WITHIN CHANNEL TO MANUFACTURES SPECIFICATION)

MINIMUM DIMENSIONS FOR ACCESS FITTINGS AND INSPECTION CHAMBERS

Type	Depth to invert from cover level (m)	Internal sizes: Length x width (mm x mm)	Internal sizes: Circular (mm)	Internal sizes: Length x width (mm x mm)	Cover sizes: Circular (mm)
Rodding eye		As drain but min 100			Same size as pipework*
Access fitting: small 150 diam.	0.6 or less, except where situated in a chamber	150 x 100	150	150 x 100[1]	150
large 225 x 100	1.2 or less	225 x 100	225	225 x 100[1]	225
Inspection chamber: shallow	0.6 or less	225 x 100	190[1]		190[1]
	1.2 or less	450 x 450	450	Min 430 x 430	430
deep	> 1.2	450 x 450	450	max 300 x 300[2]	Access restricted to max 300[2]

NOTES:
1) THE CLEAR OPENING MAY BE REDUCED BY 20MM IN ORDER TO PROVIDE PROPER SUPPORT FOR THE COVER AND FRAME
2) MAY BE RECTANGULAR
3) A LARGER CLEAR OPENING COVER MAY BE USED IN CONJUNCTION WITH A RESTRICTED ACCESS. THE SIZE IS RESTRICTED FOR HEALTH AND SAFETY REASONS TO DETER ENTRY

For guidance only. Do not scale off this drawing

1:20	200mm	400mm	600mm	800mm	1000	1200	1400	1600	1800	2000
1:100	0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:50	0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:20	0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:10	0	100mm	200mm	300mm	400mm	500mm					

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Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.

Rev	Description	By	Ckd	Date
P06	Latest layout shown & private drainage updated to suit	KK		21:07:26
P05	General updates made following comments from client	KK		04:02:26
P04	Latest layout shown - Rd 3 horizontal alignment amended	KK		16:01:26
P03	Private drainage updated to suit latest layout & client comments	KK		05:11:25
P02	Private drainage updated to suit revised FFL's to plots 83-84 & 141-146	KK		03:09:25
P01	First Issue	KK		12:08:25

rps MAKING COMPLEX EASY
A TETRA TECH COMPANY
4th Floor, 1 Newhall Street, Birmingham, West Midlands B3 3NH
T: +44 121 622 8520 E: rpswlv@rpsgroup.com

Client: Miller Homes

Project: London Road, Woolmer Green

Title: Private Drainage Sheet 2

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