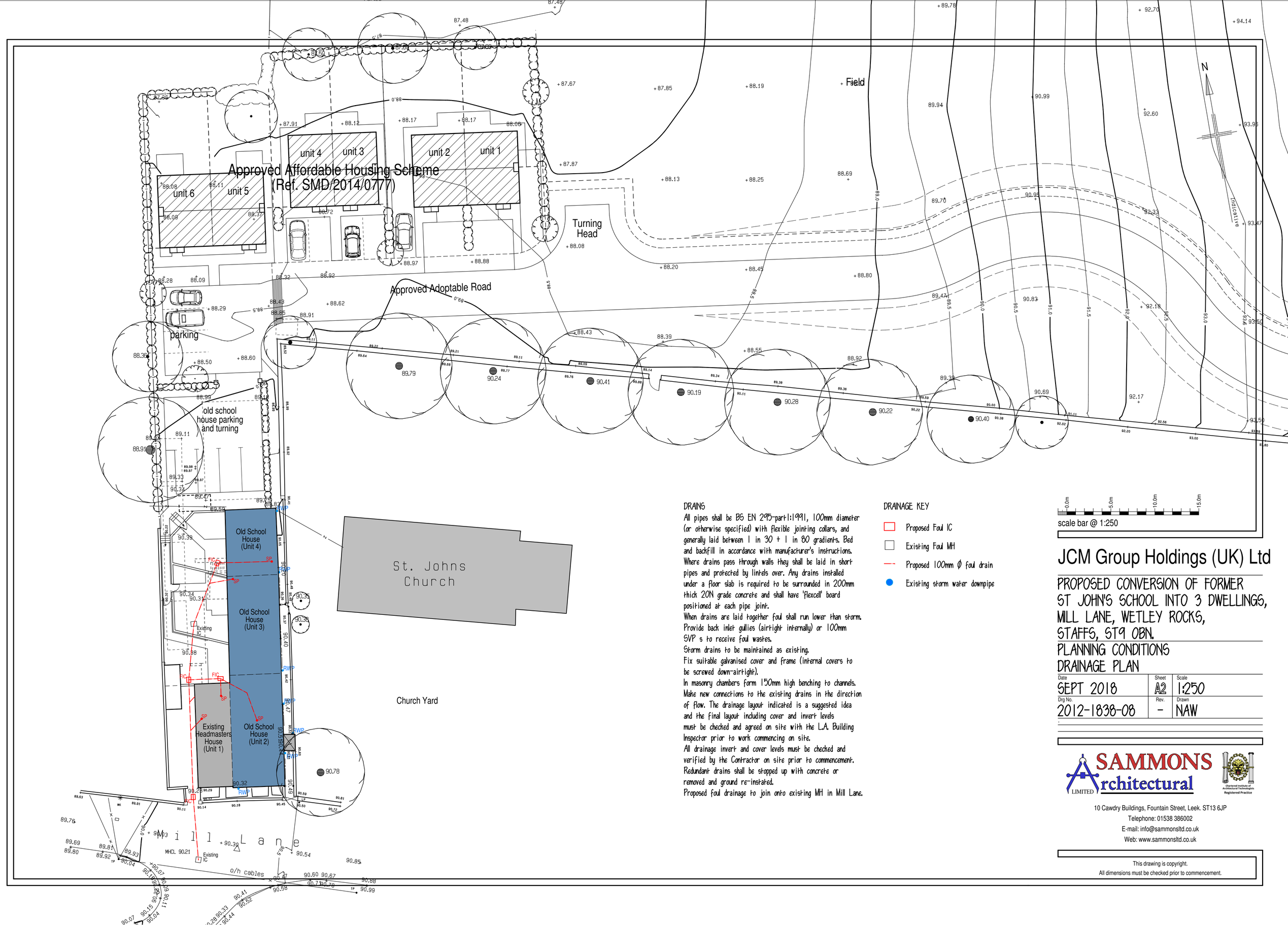

DRAINS

All pipes shall be BS EN 295-part1:1991, 100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by linkels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies (airtight internally) or 100mm SVP s to receive foul wastes.
Storm drains to be maintained as existing.
Fix suitable galvanised cover and frame (internal covers to be screwed down-airtight).
In masonry chambers form 150mm high benching to channels.
Make new connections to the existing drains in the direction of flow. The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.
All drainage invert and cover levels must be checked and verified by the Contractor on site prior to commencement.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.
Proposed foul drainage to join onto existing MH in Mill Lane.

DRAINAGE KEY

- Proposed Foul IC
- Existing Foul MH
- Proposed 100mm Ø foul drain
- Existing storm water downpipe

0.0m 5.0m 10.0m 15.0m

scale bar @ 1:250

JCM Group Holdings (UK) Ltd

PROPOSED CONVERSION OF FORMER ST JOHN'S SCHOOL INTO 3 DWELLINGS, MILL LANE, WETLEY ROCKS, STAFFS, ST9 0BN.

PLANNING CONDITIONS
DRAINAGE PLAN

Date	Sheet	Scale
SEPT 2018	A2	1:250
Drg No.	Rev.	Drawn
2012-1838-08	-	NAW

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists Registered Practice
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

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All dimensions must be checked prior to commencement.