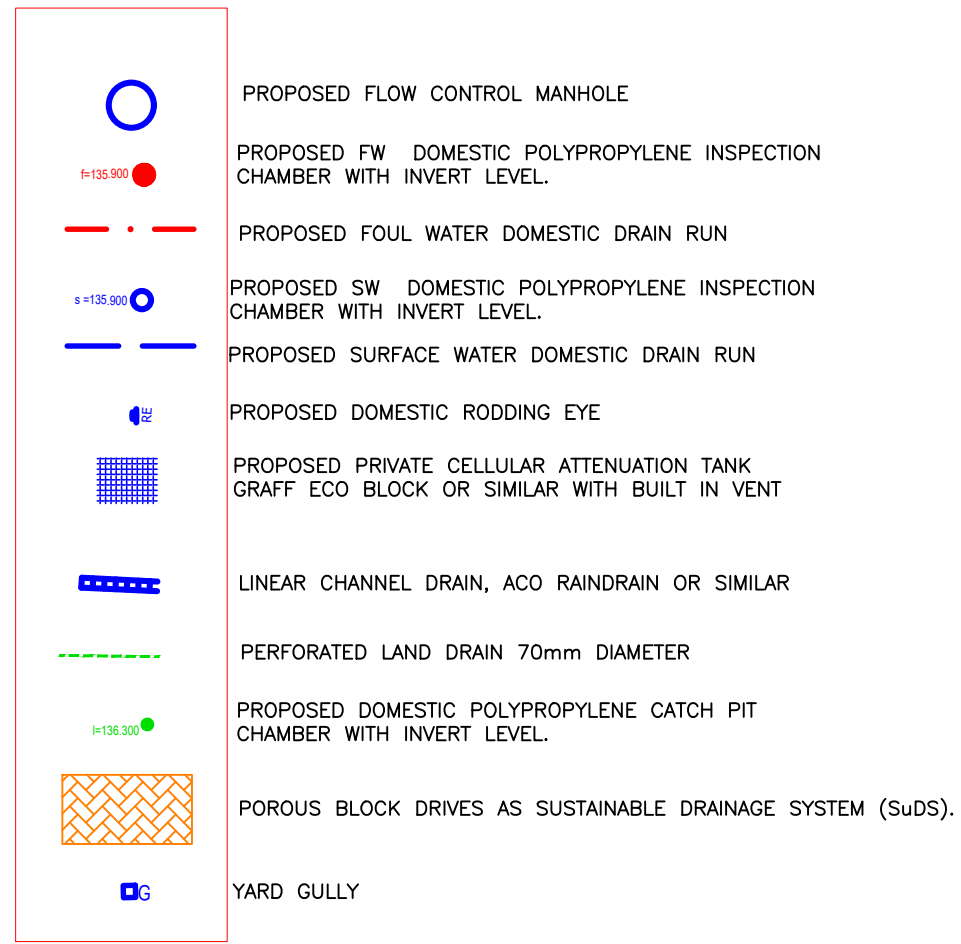




1. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
2. ALL DRAINAGE WORKS ARE TO COMPLY WITH THE REQUIREMENTS OF BS 852 BUILDING DRAINAGE AND BUILDING REGULATION 2000 APPROVED DOCUMENT H 2002 EDITION.
3. ALL MATERIALS, UNLESS SPECIFIED OTHERWISE, SHALL COMPLY WITH THE RELEVANT BRITISH STANDARD. SOURCES OF MATERIALS ARE TO BE AGREED WITH THE EMPLOYER'S REPRESENTATIVE/ENGINEER IN ADVANCE OF THE WORKS.
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS AND CONTRACT DOCUMENTATION
5. ANY DISCREPANCIES IN THE DETAILS SHOWN TO BE REPORTED TO THE EMPLOYER'S REPRESENTATIVE/ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
6. LOCATION AND LEVELS OF EXISTING DRAINAGE RUNS ARE BASED UPON SEWER RECORD PLANS AND MUST BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.
7. ALL UTILITIES SERVICES TO BE LOCATED PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS WHERE NECESSARY PROTECTION OR DIVERSIONS TO BE UNDERTAKEN TO AVOID CONFLICT WITH THE PROPOSED WORKS.
8. ALL DRAINAGE AND FITTINGS TO BE FLEXIBLY JOINED CLAYWARE TO BS EN293 OR CONCRETE TO BS5911 PART 100 OR EQUIVALENT JOINED UPVC PIPES AND FITTINGS TO WIS NO 4-15-05.
9. TYPICAL PIPE BEDDING TO DRAINAGE WHERE DEPTH TO SOFFIT IS GREATER THAN 900mm IN LANDSCAPED AREAS AND GREATER THAN 1200mm IN UNLANDSCAPED AREAS TO BE CLASS 5 (1:10) GRADATION GRADED TO 20mm GRANULAR BED AND SURROUND FOR PIPES UP TO 5250 AND 20 - 40mm GRADED IMPROVED GRANULAR BED AND SURROUND FOR PIPES OVER 5250.
10. WHERE DEPTH TO SOFFIT OF DRAINAGE PIPEWORK IS LESS THAN 900mm IN LANDSCAPED AREAS AND LESS THAN 1200mm IN TRAFFICKED AREAS THEN PIPEWORK IS TO BE PROTECTED WITH 150mm MINIMUM THICK CONCRETE BED & SURROUND.
11. BACKFILL TO DRAINAGE TRENCHES UNDER CARRIAGWAYS TO BE 90-95% GRADED 20mm GRANULAR BED & SURROUND TO BE FREE DRAINING READILY COMPATIBLE MATERIAL, FREE FROM RUBBISH AND ORGANIC MATTER, FROZEN SOIL, CLAY LUMPS AND LAMINAE ETC. TO BE COMPACTED IN LAYERS 150mm TO 200mm THICK.
12. A FLEXIBLE JOINT SHALL BE PROVIDED AS CLOSE AS IS FEASIBLE TO OUTSIDE FACE OF ANY STRUCTURE INTO WHICH A PIPE IS BUILT, COMPATIBLE WITH THE SATISFACTORY COMPLETION AND SUBSEQUENT MOVEMENT OF THE JOINT. THE LENGTH OF THE JOINT (FROCKER PIPE) AWAY FROM THE STRUCTURE SHALL BE AS SHOWN IN THE TABLE BELOW.

NOMINAL DIAMETER (mm)	EFFECTIVE LENGTH (m)
150-600	0.6
675-750	1.0
825 AND OVER	1.25

13. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM.
14. ALL FOUL DRAINS ARE 100mm DIA
15. ALL STORM DRAINS ARE 150mm DIA UNLESS NOTED OTHERWISE

Rev	Description	Chk'd/App'd	Date
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Issue PRELIMINARY

Client/Architect
J TAFT AND SON

Contract
RESIDENTIAL DEVELOPMENT
FLYING HORSE PUBLIC HOUSE

Title
PROPOSED DRAINAGE PLAN

				KEYTECH DEVELOPMENT DESIGN LTD	
RIVERSIDE OFFICES, MOUNTBATTEN WAY, CONGLETON, CHESHIRE, CH10 1DY					
PHONE: 07710199640, EMAIL: gen@keytechdesign.co.uk					
Date	17.09.21	Scale	1/200		
Original size	A1				
Drawn	HB				
Checked	Approved				
Drawing No.			Revision.		
K906-102					