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1. The drawings are the property of Linden Homes Ltd and are not to be reproduced or used for any other purpose without the written consent of Linden Homes Ltd.

2. The drawings are to be used in conjunction with the contract documents and the engineering drawings.

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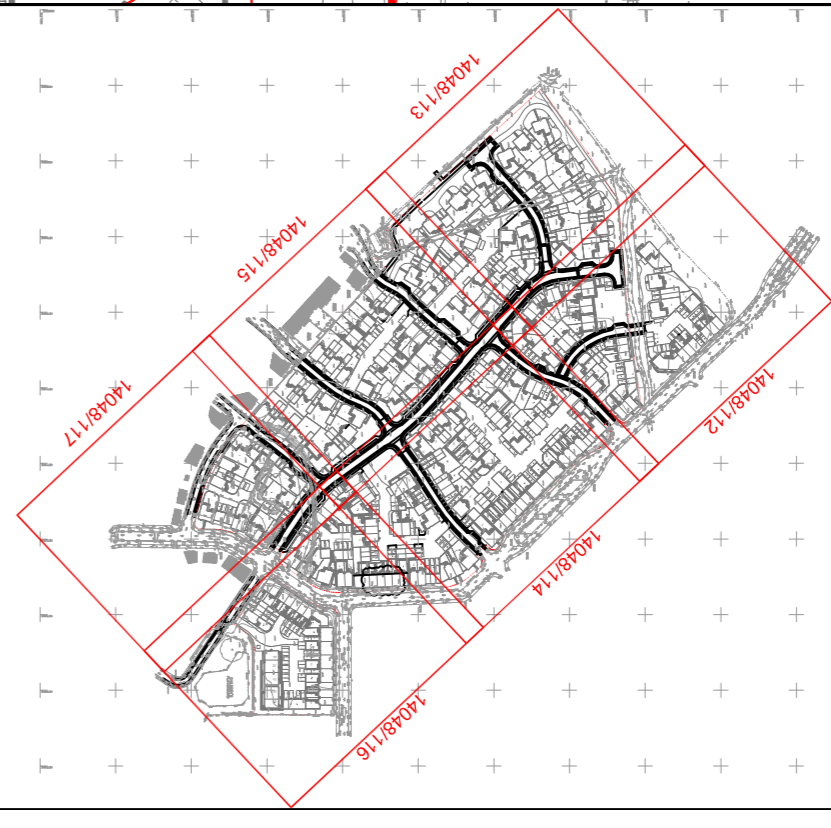
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**PRIVATE DRAINAGE DETAILS LEGEND**

- Private Fall Water Sewer
- Private FWS Chamber
- Private FWS Inspection Chamber
- Private FWS Manhole
- Private Storm Water Sewer
- Private SWS Inspection Chamber
- Private SWS Inspection Chamber
- Private SWS Manhole
- Private Storm Gully & Level
- Private Storm Rooding Eye & Level
- Disband Channel
- Agd Drain
- Infiltration Trench Soakaway
- Cellular Storage Soakaway
- Lined Soakaway

**PRELIMINARY**

For Information

**BANNERS GATE**

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**Linden HOMES**

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**Private Drainage Layout**

Sheet 1 of 6

Scale: 1:250 @ A1

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Drawn: SD

Checked: SF

Drawn: 14048 / 112 A

- BUILDING DRAINAGE**
1. Building drainage shall comply with BS EN 1252:2008 and the Building Regulations 2010 Part H.
  2. All SVP, RWP and BIC are indicated and must be confirmed on the existing least commencement or site.
  3. All building drainage shall be 100mm diameter unless otherwise.
  4. All connections to adaptable sewers shall be 150mm diameter.
  5. All building drainage shall be classed as BS EN 205 or UP/C to BS 4660 and BS EN 1401-1 with Class B or Class S bedding unless otherwise.
  6. All pipes under buildings without suspended floors shall have Class S bedding.
  7. Concrete protection shall be provided to all pipes with less than 300mm cover in pedestrian areas, to all pipes with less than 600mm cover in private driveways and to all pipes with less than 1200mm cover in roads or public areas. The protection shall be made of concrete or equivalent material and shall be finished to match the surrounding ground level. The protection shall be finished to match the surrounding ground level.
  8. Where a pipe passes through a wall an opening to be formed to give a minimum clearance around the pipe. Backwork over shall be supported by a lintel. The lintel shall be a cast in situ concrete lintel with a minimum depth of 150mm. A cover pipe of maximum 600mm length shall be used to connect the pipework.
  9. Where a pipe trench is within 1m of a building, the pipe is to be protected with concrete protection and the trench filled with concrete up to a level below the building equal to the distance from the building less 150mm.
  10. Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted DTP Type 2 material or better.
  11. Inspector chambers located where gullies are to have double seal bolt down covers.
  12. All private drives which fall towards a public highway and exceed two parking bays are to be provided with a suitable gully or drainage channel or prevent water from entering the highway.
  13. Where a gully or drainage channel is to be provided with a suitable gully or drainage channel, the gully or drainage channel shall be provided with a suitable gully or drainage channel.
  14. The invert level of a manhole or chamber on a lot shall be a minimum of 150mm above the ground level at the head of a surface water drain. It is to be set 450mm above the ground level at the head of a surface water drain.
  15. The invert level of a manhole or chamber on a lot shall be a minimum of 150mm above the ground level at the head of a surface water drain.