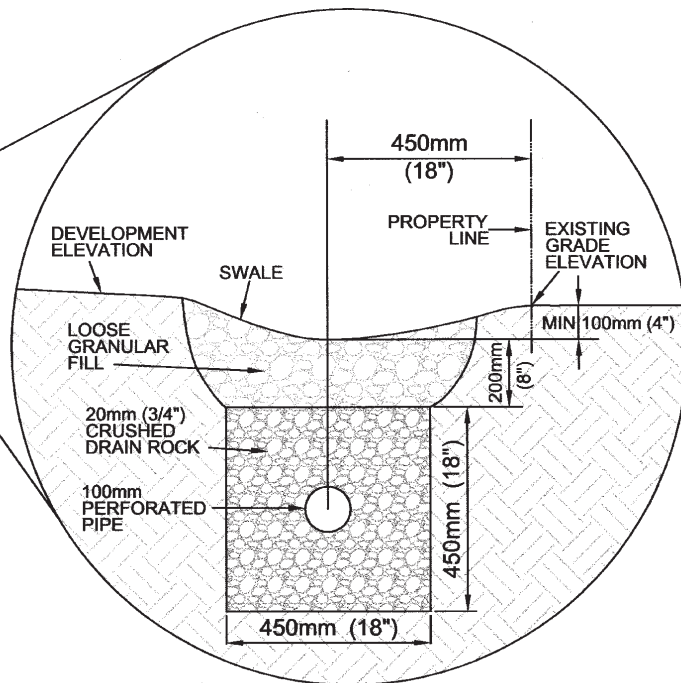





TYPICAL LAYOUT



DETAIL OF TYPICAL PROPERTY LINE DRAINS WHERE PERIMETER DRAINS ARE REQUIRED

LEGEND

-  100mm (4") perforated flexible pipe with large slots. 450mm (18") of 20mm (3/4") crushed rock around pipe.
-  100mm (4") C.S.A. approved solid sewer pipe.
-  Direction of flow and pipe grade (see note 6).

H.P. High point of system.

TREE BYLAW

- All installations shall conform with Tree Bylaw 8057.
- Removal of a tree, or any work within the dripline of a tree, may require a tree permit independent of any building permit or site service permit.

NOTES

1. Changes of direction to be made with combinations of wye's and 45 degree bends.
2. Minimum of 200mm (8") cover required at any point of system.
3. All joints in solid plastic sewer pipe are to be glued.
4. The installation may vary depending on location of building and municipal connection.
5. Solid sewer pipe to be "properly" bedded in 150mm (6") sand or gravel.
6. All pipe to have uniform grade from any high point to the city connection or ditch high water level.
7. Any pipe under a driveway with less than 450mm (18") of cover to be C.S.A. approved D.W.V. plastic or equal.
8. When building permits are issued on adjacent lots of a subdivision without a storm service agreement, the requirement for property line drains between the lots may be eliminated upon review by a Plumbing/Gas Inspector.
9. See also P105-1 Typical Storm Sewer diagram for SFD and Duplex.

Perimeter drains are required for each lot of a new subdivision, infill lots, demolition and rebuilding in an existing subdivision, or where property is raised above or slopes towards the adjacent property.



City of Richmond

Typical Storm Sewer Diagram for SFD and Duplex Where Perimeter Drains are Required

Dr. No.: P105-2
 Sheet No.: 1 of 1
 Scale: NTS
 Date: 2005/11/04