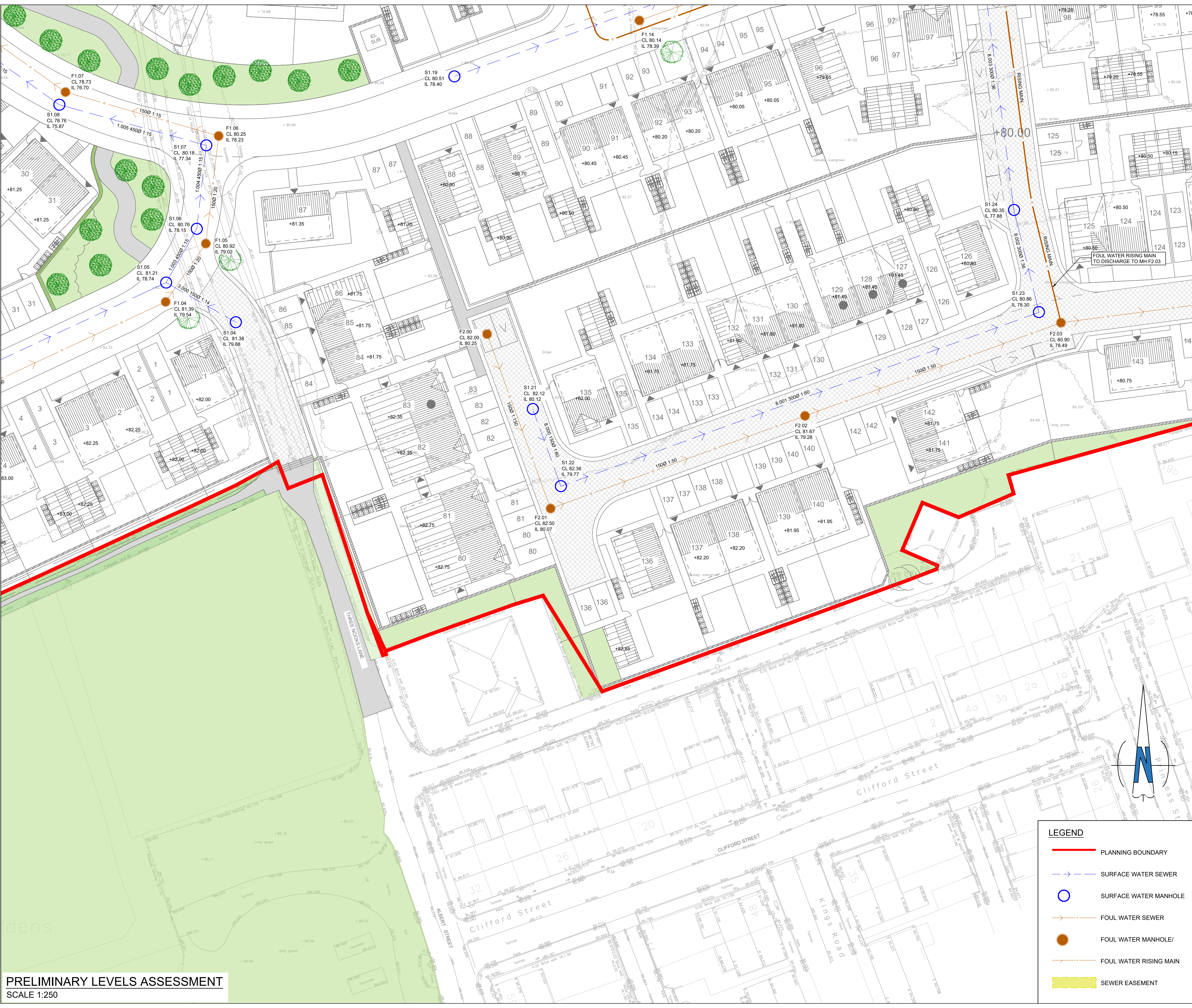




PRELIMINARY LEVELS ASSESSMENT
SCALE 1:250

- NOTES**
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
 - ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
 - UNDERGROUND SERVICES ARE PRESENT IN THE AREA. DETAILS TO BE CONFIRMED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. REFER TO ISE GUIDANCE DOCUMENT HS47 (3rd EDITION).
 - BEFORE STARTING ANY WORKS, CONTRACTOR TO CHECK INVERT LEVELS AND POSITIONS OF EXISTING DRAINS, SEWERS, INSPECTION CHAMBERS AND MANHOLES AGAINST INFORMATION SHOWN ON THIS DRAWING.
 - ALL ADAPTABLE SEWER WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY 4TH EDITION (CESW) AS PUBLISHED BY THE UK WATER INDUSTRY RESEARCH LTD (CESWI). SEWERAGE SECTOR DESIGN & CONSTRUCTION GUIDANCE (DCG) PUBLISHED BY WATER UK AND SEVERN TRENT WATERS STANDARDS/ REQUIREMENTS/ ADDENDUMS.
 - ADAPTABLE SEWERS SHOULD BE A MINIMUM OF 1m AND MANHOLES 0.5m FROM KERB FACES AND SERVICE MARGINS.
 - ADAPTABLE SEWERS MUST HAVE A MINIMUM 5 METRES CLEARANCE FROM TREES AND HEDGES.
 - SEWERS TO BE LAID IN CLASS "S" BED & SURROUND, WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 1.2m IN HIGHWAYS AND VERGES (OR LESS THAN 900mm IN VEHICULAR ACCESS AREAS) THEN A CONCRETE SLAB SHOULD BE PROVIDED ABOVE GRANULAR BED & SURROUND.
 - THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm Ø 40N/m, 150mm Ø 40N/m, 225mm Ø 45N/m and 300mm Ø 72N/m. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE CLASS 120 TO EN 1916/BS5911-1:2002. PLASTIC PIPES SHOULD CONFORM TO WIS 4-35-01 AND BS EN13476.
 - ADAPTABLE PLASTIC SEWER PIPES TO BE BS1 KITEMARKED (CERTIFIED TO WIS 4-35-01 AND BS EN13476). ADAPTABLE PLASTIC SEWER PIPES TO BE LAID IN MAXIMUM 3 METRE LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS.
 - ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH BS EN 752 AND BUILDING REGULATIONS APPROVED DOCUMENT PART H.
 - ALL PIPES SHALL BE LAID WITH SOFFITS LEVEL (UNLESS OTHERWISE SHOWN) AND ALL MANHOLE/ INSPECTION CHAMBER INVERT LEVELS SHOWN ARE FOR THE OUTLET PIPE (UNLESS OTHERWISE SHOWN). PIPE RUNS SHALL BE LAID TO THE LEVELS INDICATED, AND ALL PIPE GRADIENTS INDICATED ARE APPROXIMATE.
 - THE PROPOSED COVER LEVELS SHOWN ARE APPROXIMATE AND SHOULD BE SET TO SUIT THE FINAL FINISHED SURFACE LEVEL BY THE CONTRACTOR.
 - POSITIONS OF SOIL PIPES, STUBSTACKS, WC OUTLETS, RWP'S ETC TO BE CHECKED AGAINST HOUSETYPE LAYOUTS.
 - FOR PRIVATE DRAINS WHERE COVER IS LESS THAN 900mm IN VEHICULAR AREAS OR 600mm IN OTHER AREAS, PROTECTION ON THE FORM OF CLASS 2 CONCRETE SURROUND TO BE USED.
 - WHERE DRAINS PASS WITHIN 1m OF BUILDINGS, THE PIPE IS TO BE PROVIDED WITH CONCRETE PROTECTION AND TRENCH BACKFILLED WITH CONCRETE UP TO A LEVEL BELOW THE BUILDING EQUAL TO THE DISTANCE FROM THE BUILDING LESS 150mm.
 - ALL GULLIES AND RWPS CONNECTED DIRECTLY TO DRAINS SHALL BE RODDABLE.
 - ALL PRIVATE PLOT DRAINAGE TO BE 100mm UNLESS NOTED OTHERWISE AND ALL CONNECTIONS TO S104 SEWERS SHALL BE 150mm UNLESS NOTED OTHERWISE.
 - ALL PIPES UNDER BUILDINGS WITHOUT SUSPENDED FLOORS SHALL HAVE CLASS Z BED & SURROUND AND SHALL BE LAID AT GRADIENTS OF 1:40 MIN. FOR FOUL PIPEWORK AND 1:60 MIN. FOR SURFACE WATER. WATER UNLESS NOTED OTHERWISE. ALL UNDERSLAB DRAINAGE SHALL BE CLEAR OF FOUNDATIONS UNLESS SHOWN OTHERWISE. USE OF SHORT/ LONG RADIUS BENDS IS ACCEPTABLE PROVIDED THEY ARE KEPT TO A MINIMUM AND USED WHERE UNAVOIDABLE.
 - ALL PRIVATE INSPECTION CHAMBERS SITED IN PRIVATE VEHICULAR AREAS TO HAVE MINIMUM B125 COVER AND FRAME.
 - ALL ADAPTABLE INSPECTION CHAMBERS IN ADAPTABLE VEHICULAR AREAS TO HAVE D400 COVER AND FRAME.
 - THE INVERT LEVEL OF A RODDING EYE AT THE HEAD OF A SURFACE WATER DRAIN IS TO BE SET 450mm BELOW FINISHED GROUND LEVEL UNLESS NOTED OTHERWISE.
 - AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH FOUL RUN SHALL BE VENTED TO THE ATMOSPHERE. ALL RAINWATER PIPES SHALL HAVE ABOVE GROUND RODDING ACCESS.
 - NO FOUL BACKDROPS TO BE IMPLEMENTED/ INSTALLED ON THE ADAPTABLE PUBLIC FOUL AND SURFACE WATER SEWER.
 - TEMPORARY GRILLS ARE TO BE INSTALLED PRIOR TO CONSTRUCTION TO PROTECT THE EXISTING NETWORK.

JB	P2	ISSUED FOR PLANNING	19/05/26
JB	P1	FIRST ISSUE	05/05/26
Checked	Revisions	Description	Date

Client

FENWOOD ESTATES

Job Title

**LAND OFF CUDWORTH PARKWAY
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Drawing Title

**FOUL & SURFACE WATER
DRAINAGE STRATEGY
SHEET 4**

Scale 1:250	Date APRIL 26	Drawn ARJ	Checked JB
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Drg No. BYC/XX/XX/DR/C/0504	Rev P2
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LEGEND

- PLANNING BOUNDARY
- - - SURFACE WATER SEWER
- SURFACE WATER MANHOLE
- FOUL WATER SEWER
- FOUL WATER MANHOLE/
- FOUL WATER RISING MAIN
- SEWER EASEMENT