LEGEND

- PROPOSED SURFACE WATER SEWER
- PROPOSED FOUL SEWER
- PROPOSED SURFACE WATER DRAGOUT
- PROPOSED FOUL DRAGOUT

N
W E
S

PRIVATE DRAINAGE LEGEND

	FOUL	S.W.
INVERT LEVEL	F000.00	S000.00
MANHOLE	●	○
RODDING EYE.		
DENOTES SITE BOUNDARY		

CHAMBERS.

475mm DIAMETER POLYPROPYLENE INSPECTION CHAMBER (PPIC) WHERE DEPTH TO INVERT IS A MAXIMUM OF 1200mm.

475mm DIAMETER HEPWORTH REDUCED ACCESS TELESCOPIC PPIC WHERE DEPTH TO INVERT IS A MAXIMUM OF 3000mm.

475mm DIAMETER HEPWORTH REDUCED ACCESS SEWER SYSTEM WHERE DEPTH TO INVERT IS A MAXIMUM OF 5000mm.

WHERE CHAMBERS ARE IN DRIVEWAYS/TRAFFICKED AREAS COVERS MUST BE GRADE D400

PIPES.

100mm DIA DRAIN, SUPERSLEEVE OR SIMILAR APPROVED.
150mm DIA HEPSLEEVE OR SIMILAR APPROVED FOR ALL CONNECTIONS TO SEWERS/MANHOLES AND WHERE NOTED.

BRANCH DRAIN RUNS >12m IN LENGTH FROM GROUND FLOOR W.C's SHOULD BE VENTILATED AT OR NEAR TO THE HEAD OF THE RUN.

PIPES ARE TO BE LAID TO THE FOLLOWING MINIMUM FALLS UNLESS OTHERWISE SHOWN.

FOUL = 1:70 Surface = 1:80

FOLLOWING IMPROVEMENT WORKS TO CROSS LANE, BUILD NEW STONE WALL ALONG SITE FRONTAGE BACKED WITH NATIVE SPECIES HEDGE PLANTING.

CROSS LANE INCLUDING ITS JUNCTION WITH HAIGH LANE TO BE SUBJECT TO HIGHWAY IMPROVEMENTS - refer to further details by PAH Highway Consultants Ltd

ACE EXISTING DELAPIDATED WALL
G WESTERN BOUNDARY WITH
+ 3-RAIL FENCE AND CREATE NEW
E INCLUDING TREE PLANTING ALL
ATIVE SPECIES.

MULTI-USE GAMES COURT

Hoylandswaine Primary School

FOLLOWING LOCAL NEIGHBOUR CONSULTATION, PLOTS 1-5 TO CARRY ADDITIONAL NATIVE TREE PLANTING AND GENERAL ORNAMENTAL STOCK TO REAR GARDENS TO ASSIST IN REDUCING ANY IMPACT ON EXISTING PROPERTIES ALONG HAIGH LANE (SEE DETAILED LANDSCAPE SCHEME).

NOTES:

1. ALL ADOPTABLE DRAINAGE WORKS HAVE BEEN DESIGNED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH "SEWERS FOR ADOPTION 6TH EDITION" AND UU SUPPLEMENT GUIDELINES AND STANDARD DETAILS

2. ALL CLAY PIPE WORK SHALL BE EXTRA STRENGTH CLAYWARE TO B.S EN 295:1991 PART 1

3. ALL PRECAST CONCRETE PIPEWORK SHALL BE TO THE CLASS STATED ON THE DRAWINGS IN ACCORDANCE WITH B.S EN 1916:2002. ALSO, ALL MANHOLES AND CHAMBERS SHALL BE TO B.S EN 1917:2002

4. THE CONTRACTOR MAY ELECT TO USE REINFORCED PVC PIPES AS COVERED BY B.S 4660:2000 & B.S EN 1401-1. STRUCTURED WALL UPVC PIPES TO COMPLY WITH WIS 4-35-01 UPTO AND INCLUDING 300MM. (BY PRIOR AGREEMENT WITH ADOPTING AUTHORITY) MAX. PIPE LENGTH TO BE 3.0M

5. ALL LEVELS RELATE TO TOPOGRAPHICAL SURVEY DATUM

6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS

7. PLOT DRAINAGE CONNECTIONS TO SEWERS MUST BE 150MM DIAMETER AND UNLESS OTHERWISE STATED LAID TO THE INVERT SHOWN.

8. LEVELS GIVEN ON DRAGOUT CHAMBERS ARE INCOMING PIPE LEVELS

9. PLOT DRAINAGE RUNS TO BE KEPT WITHIN THE CURTILAGE OF THE PLOT THEY SERVE WHEREVER POSSIBLE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY EXISTING INVERT LEVELS AND EXISTING SITE LEVELS (EXISTING BOUNDARY LEVELS) INDICATED ON DRAWINGS ARE CORRECT BEFORE WORKS COMMENCE.

11. ALL CONNECTIONS TO ADOPTABLE SEWERS SHALL BE MANUFACTURED JUNCTION PIPES. SADDLE CONNECTIONS WILL NOT BE PERMITTED, UNLESS SPECIFIED.

12. ALL SEWERS FOR ADOPTION WITH GREATER THAN 1.20M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE CLASS S GRANULAR BED AND SURROUND.

13. ANY SEWER FOR ADOPTION WITH LESS THAN 1.2M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE A MINIMUM OF 150MM ST4 CONCRETE SURROUND. FLEXIBILITY SHALL BE MAINTAINED BY THE PROVISION OF FLEXCELL OR SIMILAR APPROVED JOINT FILLER BREAKS IN THE CONCRETE SURROUND AT EACH PIPE JOINT

14. IT IS THE RESPONSIBILITY FOR THE CONTRACTOR TO CHECK ALL ONSITE EXISTING GROUND LEVELS PRIOR TO COMMENCING AND IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR MUST REPORT TO THE ENGINEER IMMEDIATELY

15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DRAINAGE AUTHORITY OF THE COMMENCEMENT OF ANY DRAINAGE WORKS AND TO COMPLETE ANY REQUIRED SEWER CONNECTION FORMS INCLUSIVE OF PAYING ANY REQUIRED FEES. THE CONTRACTOR MUST ALLOW FOR THE SUPERVISION OF THE SEWER CONSTRUCTION WORKS BY THE LOCAL AUTHORITY AND NOTIFY THE SUPERVISING OFFICER, GIVING NOTICE WHICH IN ACCORDANCE WORTH THE L.A REQUIREMENTS.

16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR ANY REQUIRED ROAD OPENING PERMITS WITH THE LOCAL AUTHORITY INCLUDING THE PAYMENT OF ANY FEES

17. BEFORE COMMENCING ANY WORKS ON SITE, THE CONTRACTOR MUST CONTACT THE RELEVANT STATUTORY UNDERTAKER AND BE IN POSSESSION OF THE LATEST AVAILABLE DRAWINGS FROM THE STATUTORY UNDERTAKERS WHICH SHOWS DETAILS OF THEIR SERVICES/APPARATUS.
THE CONTRACTOR MUST CONFIRM EXACT LOCATION AND DEPTH OF ANY SERVICES/APPARATUS BY THE USE OF ELECTRO-LOCATION OR SIMILAR DEVICES AND BY HAND DUG TRIAL HOLES.
MECHANICAL EXCAVATOR, POWER TOOLS ETC. MUST NOT BE USED TO LOCATE EXISTING SERVICES/APPARATUS.

Rev:	Description:	Date:	By:	Chkd:
A	Revised to latest architects layout, svp locations revised to new house types provided	25.07.16	JR	JR

Status: APPROVAL

Client: CONROY BROOK

Project: CROSS LANE HOYLANDSWAINE

Drg Title: PLOT DRAINAGE LAYOUT

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1:250	A1	JUNE'16	JR	SR

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