

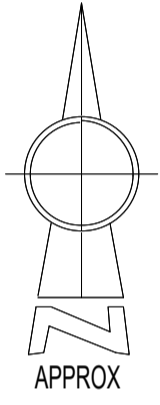
SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES

General Notes

- This drawing is to be read in conjunction with all relevant ARP and Architects drawings and project specifications.
- All drainage works shall be carried out in accordance with the relevant parts of BS EN 752 'Drains and Sewer Systems Outside Buildings', the current Building Regulations and the Local Authority Building Control specifications and requirements.
- The location, size and depth of all existing drains/sewers and services shall be established by the contractor prior to commencement of works on site. Any discrepancies from the information indicated on these drawings shall immediately be brought to the attention of the engineers.
- All levels and dimensions shall be verified on site prior to commencement of any works. Any discrepancies shall immediately be brought to the attention of the engineers.
- All pipes shall be laid with soffits level. All manhole/inspection chamber invert levels shown are for the outlet pipe (unless specified otherwise). All pipe runs shall be laid to the levels indicated.
- All private foul and surface water pipes to be 150mm ϕ unless stated otherwise.
- All connections to public sewers to be a minimum of 150mm ϕ .
- All manholes to have D400 covers.
- All private backdrop manholes to be 900mm ϕ PCC chambers unless stated otherwise.
- 450mm ϕ chambers for depths greater than 1.2m, restricted access opening to 350mm is required for safety reasons.
- All RWP's & SVP's connections to be 100mm dia (unless specified otherwise by the Architect). Gully connections to be 150mm dia.
- All RWP's, SVP's and connections are shown indicatively or to the latest Architects drawings. Position of down pipes must be confirmed from Architects drawing before laying underground pipework. All down pipes should be provided with a roddable access point above the FFL.
- All private drainage laid within 1m from tree canopies and hedges to have concrete bed and surround.
- Filled ground or soft spots must be excavated, backfilled and consolidated before any drainage works are carried out.
- All excavations in areas of high water tables and granular materials with high sand/silt contents shall be wrapped with a suitable geotextile filter membrane to prevent migration of sands/silts. Full height clay stanks across trenches and/or at manhole locations at 25m intervals to restrict water movement along the excavation shall be provided.
- No water should be allowed to discharge from any private drives onto the adoptable highways. All private gullies and channel drainage positions shown may vary to suit on site working conditions.
- Plastic sewer pipes to be BS1 Kitemarked (Certified to BS 4-35-01 and BS EN 13476). Adoptable sewer pipes to be laid in maximum 3 metre lengths unless there is a specific operational need to lay longer. Plastic channel sections in manholes are not acceptable and Yorkshire Water would prefer clayware channel in manholes. We have found that plastic channels are difficult to set in concrete because they float and a satisfactory finish cannot be obtained on the benching.
- Do not scale from this drawing.

KEY

- G Gully
- Storm Water Manhole
- Foul Water Manhole
- Storm Water Inspection Chamber
- Foul Water Inspection Chamber
- Rain Water Pipe
- Foul Stack
- Storm Water Sewer
- Foul Water Sewer
- Combined Sewer
- Rodding Eye
- Channel Drain (min B125 grade cover)
- Yard Gully
- Storm Water Invert Level
- Foul Water Invert Level
- Existing drain to be abandoned
- YW sewer - abandoned
- YW sewer - surface water
- YW sewer - combined
- S185 Works - see dwg 15



Rev	By	Date	Revision	Chk	Appd
C	RF	09.10.20	Drainage updated to avoid Scrubber		
B	MI	04.06.20	Combined sewer abandonment note added		
A	RF	13.5.20	Outfall connected to watercourse within site		
/	RF	06.5.20	Issued for approval	MI	

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TITLE
PROPOSED PRIVATE DRAINAGE

PROJECT
**COMMERCIAL EXTENSION
LOW ROAD, EARLSHEATON**

CLIENT
OCULIS CONSTRUCTION

DRAWING STATUS
PRELIMINARY

Scale	Date	Drawn	RF
1:500 @ A1	MAY 20	Chk.	MI

Dwg. No.	2005/02/05	Rev	C
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