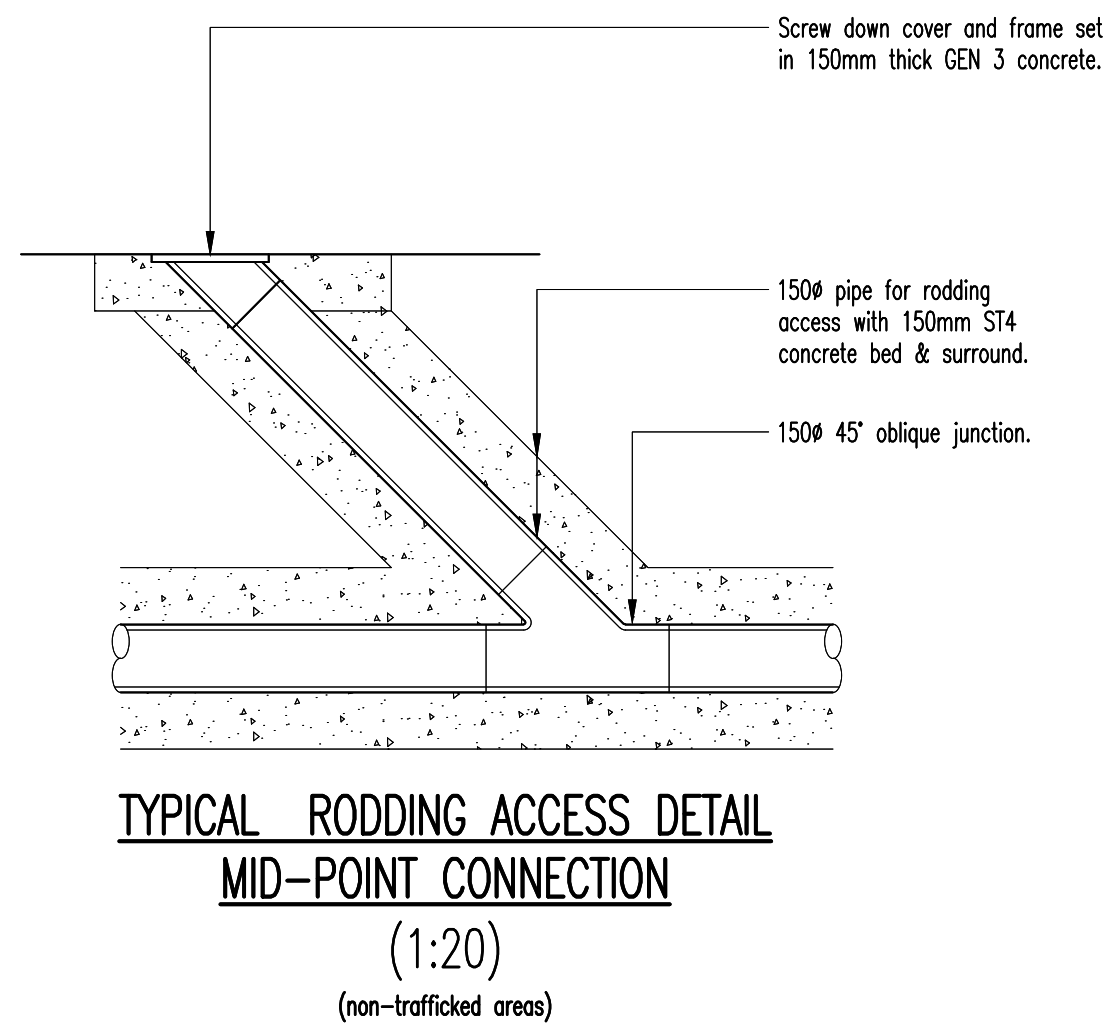
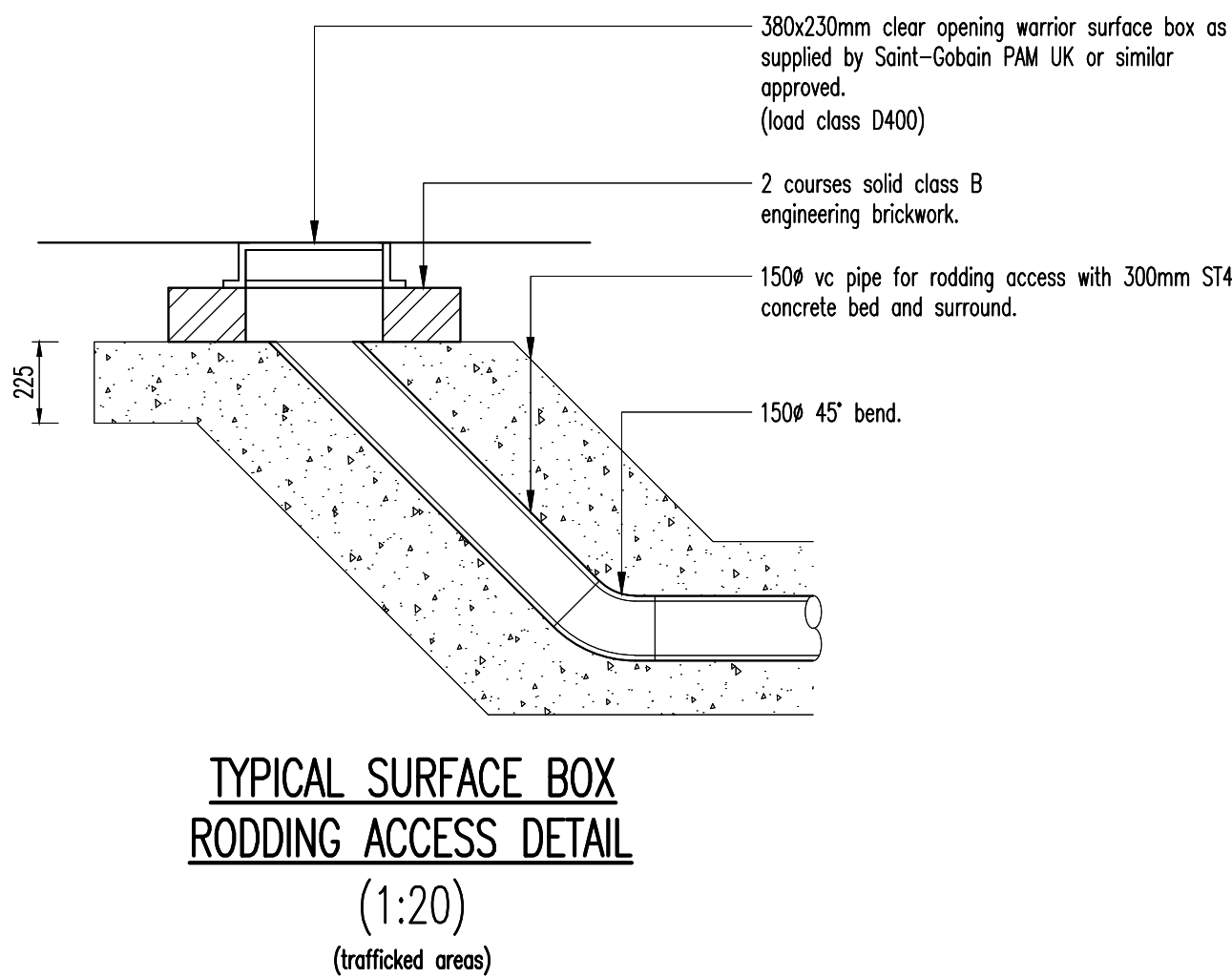
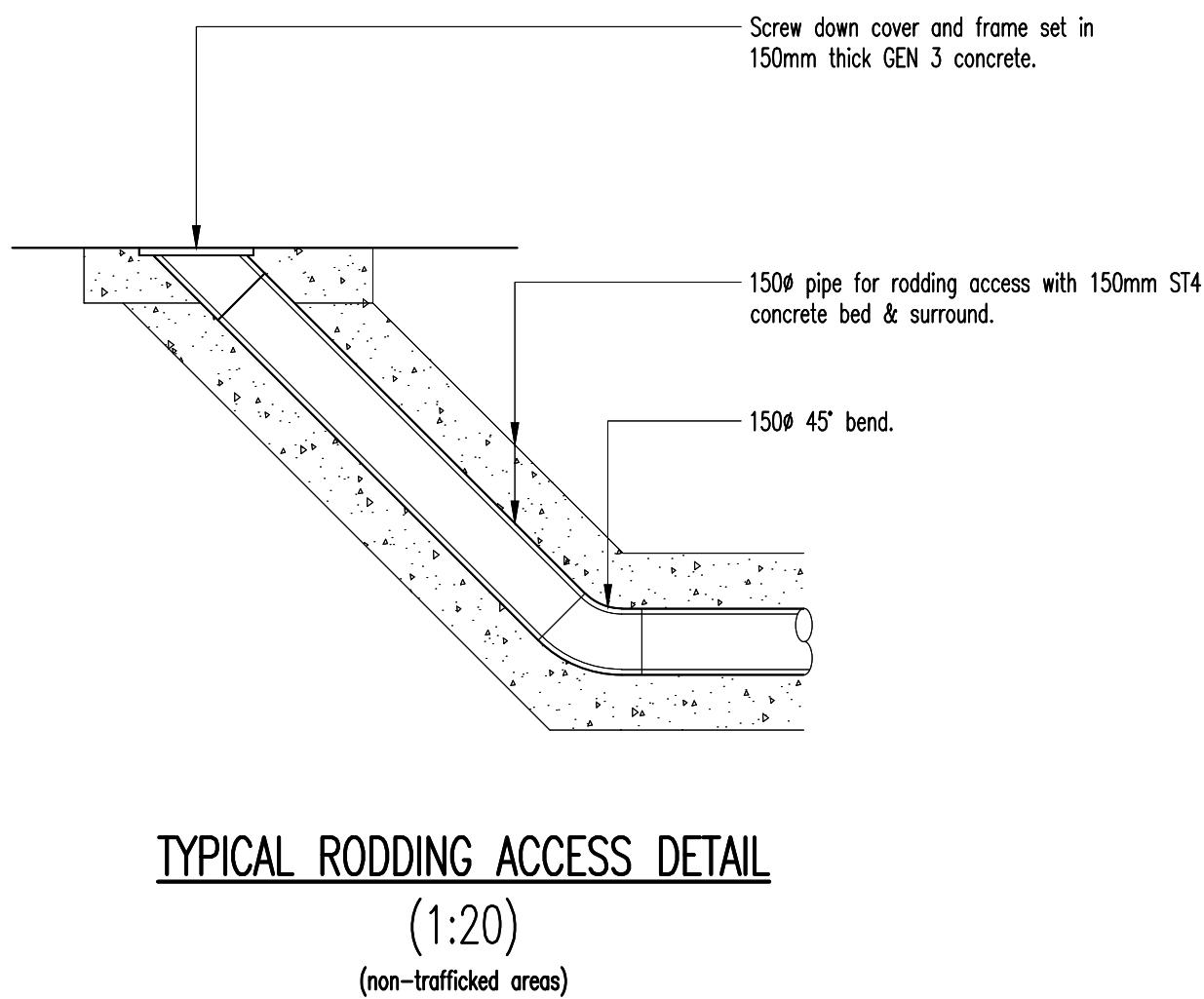
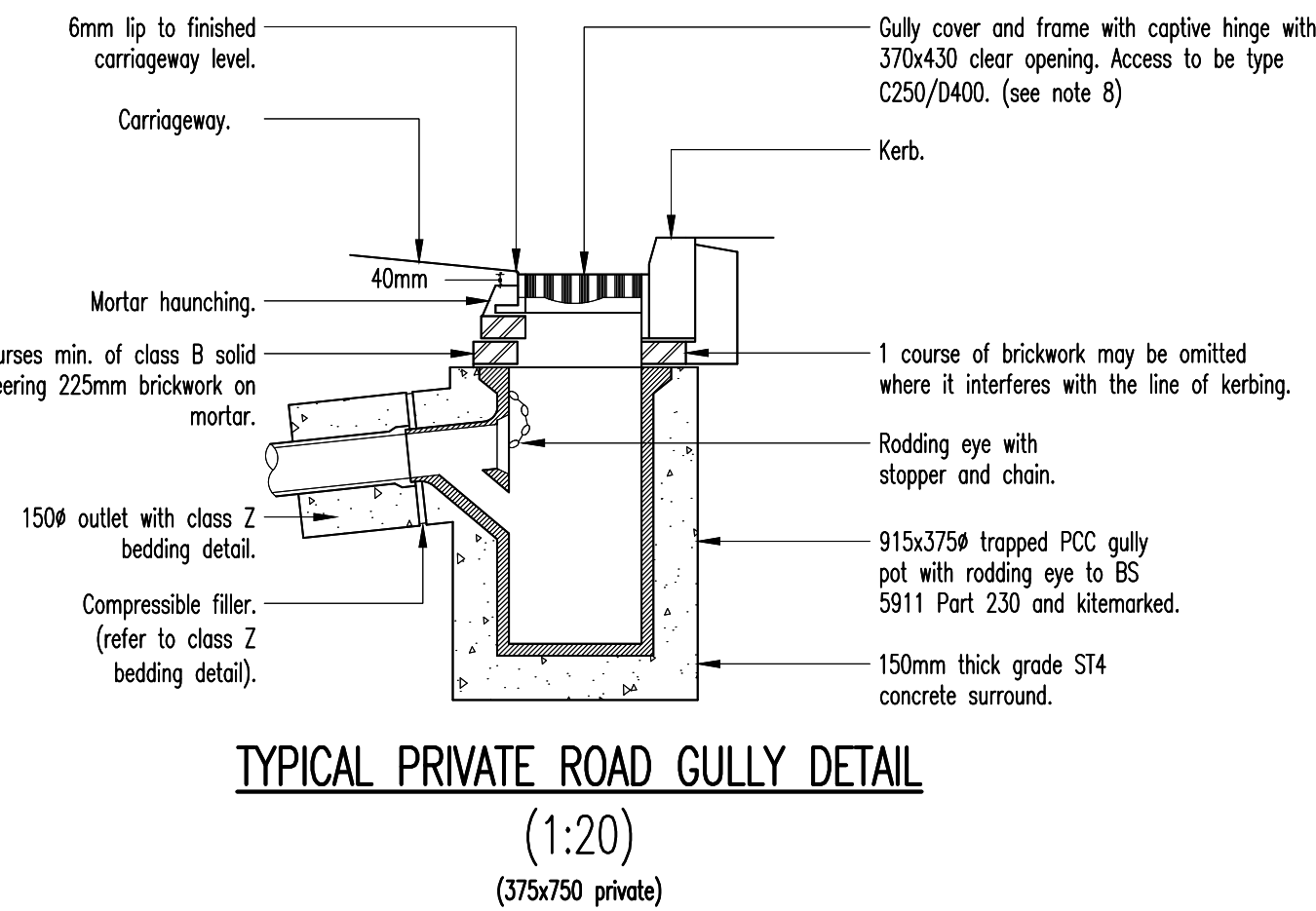
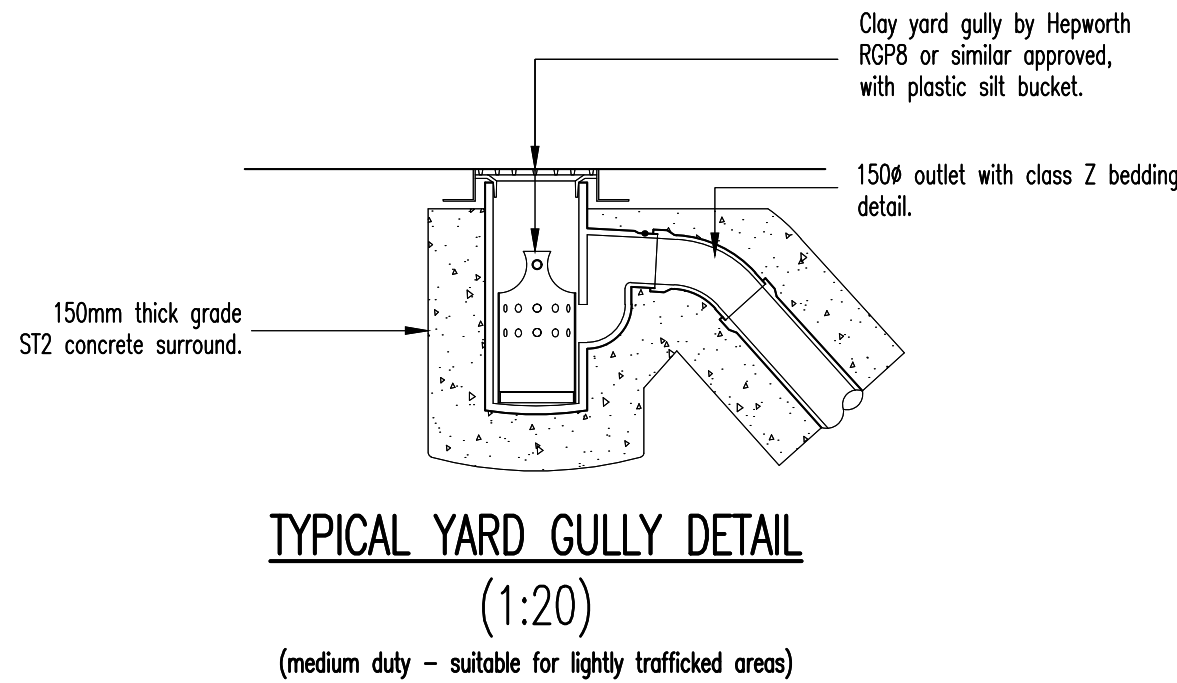
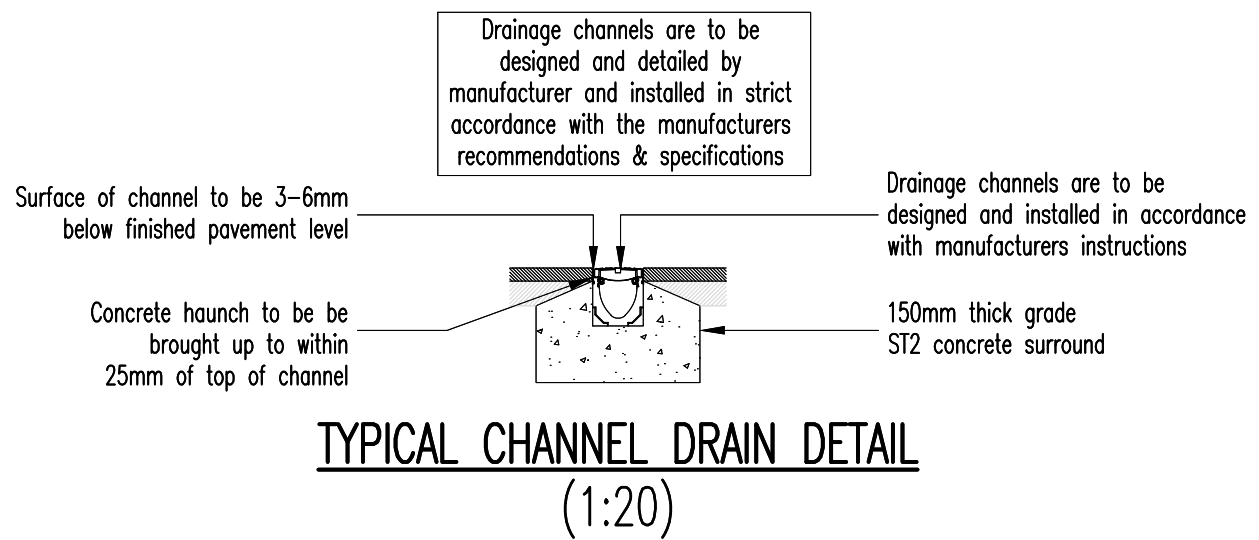
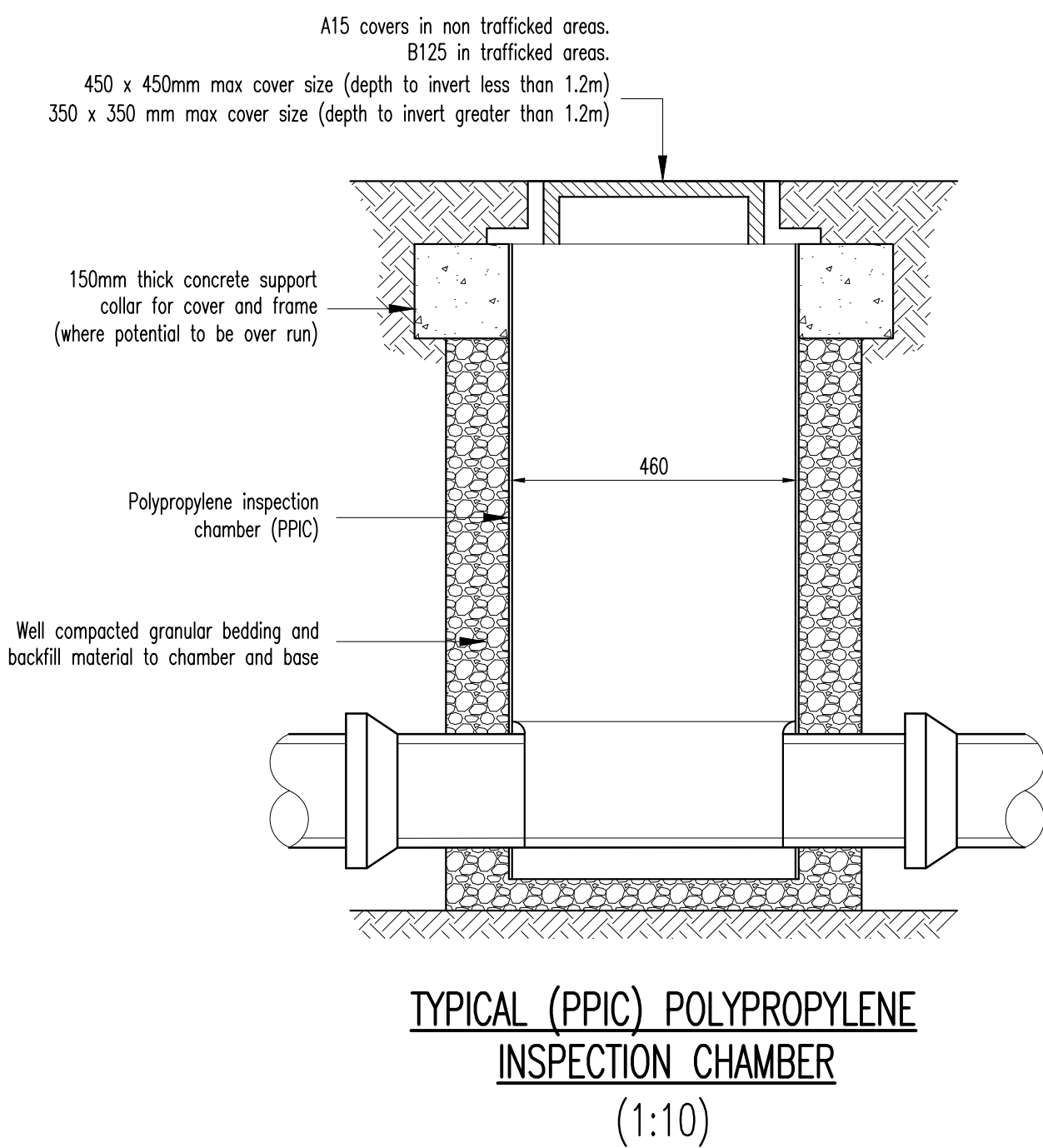
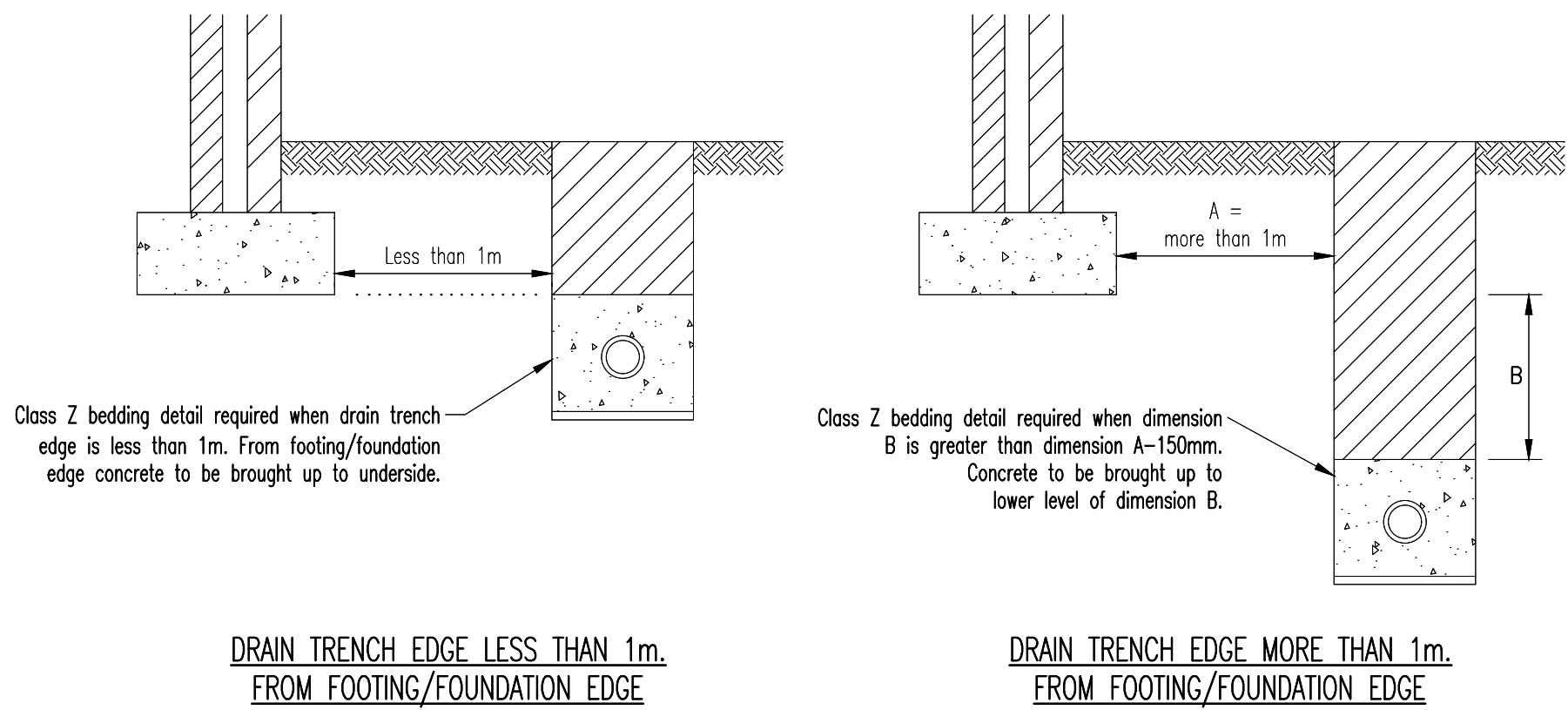
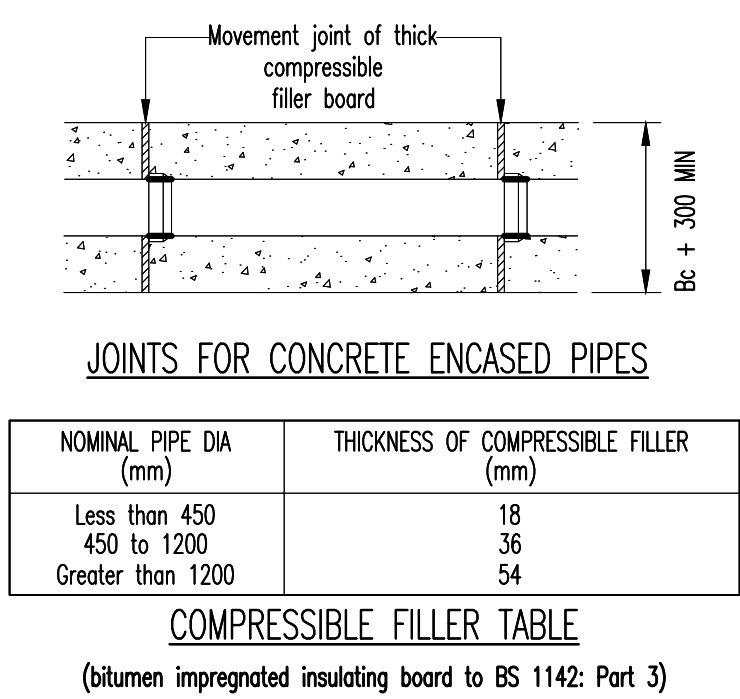
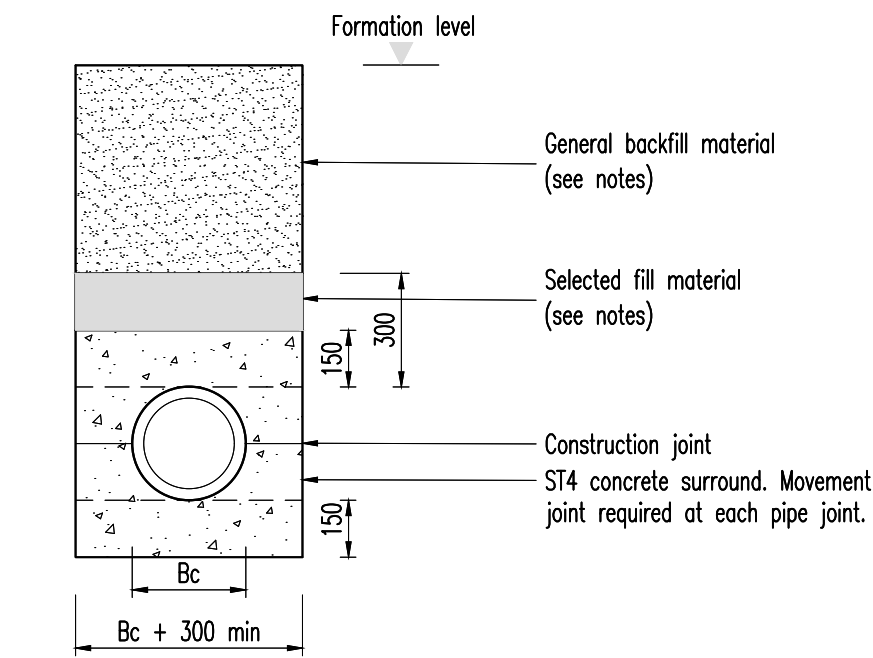




NOTES				
SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES				
DO NOT SCALE ORIGINAL DRAWING SIZE A1				
General Notes				
1. This drawing is to be read in conjunction with all relevant OEC Consulting Engineers and Architects drawings and project specifications.				
2. All drainage works shall be 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.				
3. 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.				
4. 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.				
5. 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.				
6. All private foul and surface water pipes to be 100mm Ø unless stated otherwise.				
7. All connections to public sewers to be a minimum of 150mm Ø via a 45° junction.				
8. All private manholes within drives to have B125 covers with concrete collar, all others to be A15.				
9. All private backdrop manholes to be 900mmØ PCC chambers unless stated otherwise.				
10. 450mmØ chambers for depths greater than 1.2m, restricted access opening to 350mm is required for safety reasons.				
11. All RWP's & SVP's connections to be 100mm dia (unless specified otherwise by the Architect). Gully connections to be 150mm dia.				
12. 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.				
13. All private drainage laid within 1m from tree canopies and hedges to have concrete bed and surround.				
14. Filled ground or soft spots must be excavated, backfilled and consolidated before any drainage works are carried out.				
15. 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.				
16. No water should be allowed to discharge from any private drives onto the adoptable highways. All private gullies and channel drainage positions shown are subject to adjustment on site to ensure full drainage and the absence of ponding.				
Rev	CG	03.03.23	Issued for approval	WW
By		Date	Description	Chk
 CONSULTING ENGINEERS LTD Flexspace • Monckton Road • Wakefield • WF2 7AS T: 01924 782312 • E: info@oeconsult.co.uk • W: www.oeconsult.co.uk				
Client YORKSHIRE CHOICE HOMES				
Project WESTFIELD LANE, WYKE				
Title TYPICAL PRIVATE DRAINAGE DETAILS				
Scale	1:20	Drawn	ZA	Checked
				WW
Date				MARCH.23
Drawing Status APPROVAL				
Job No.	124.008	Drawing No.	07.03	Revision
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