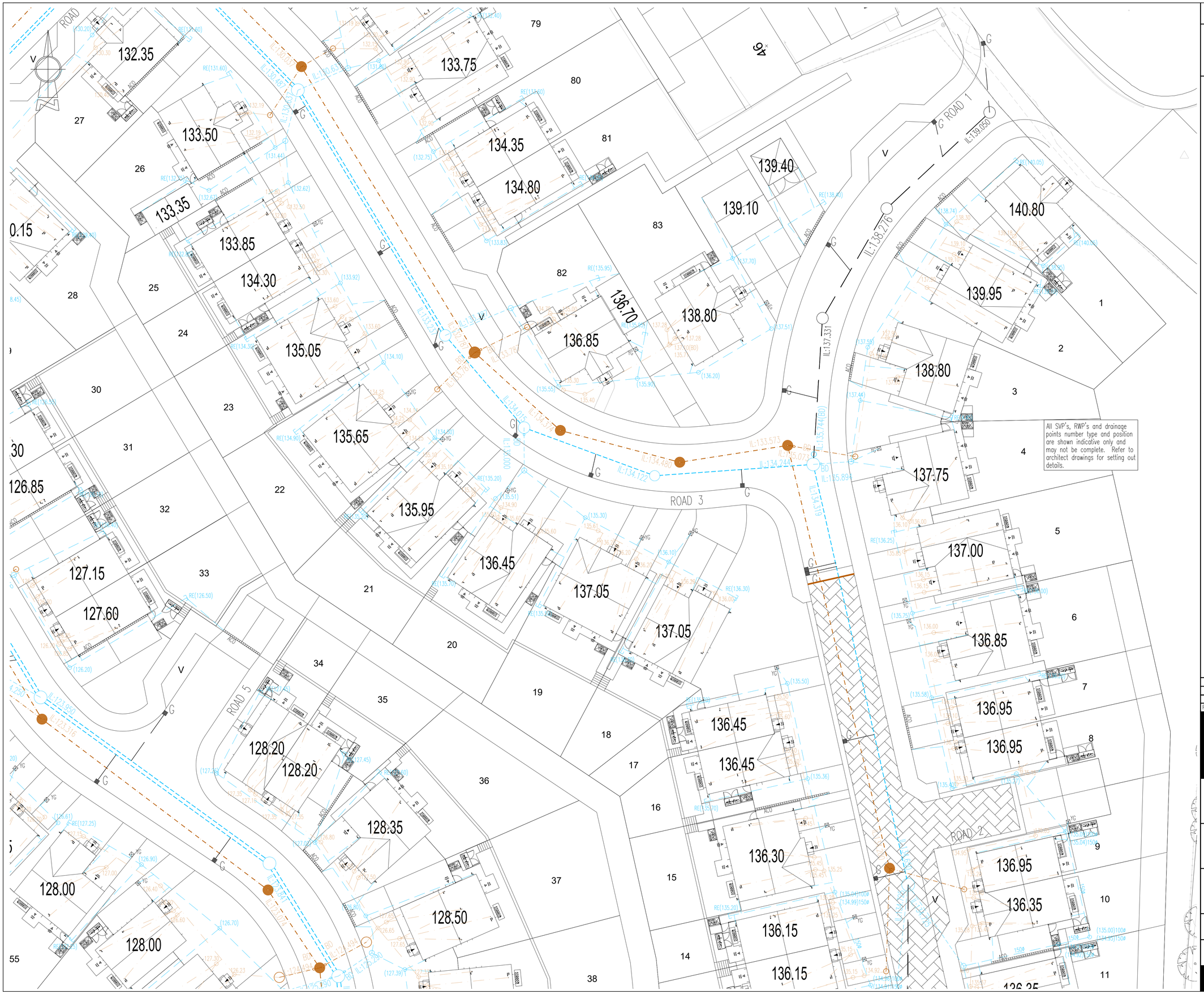


N O T E S

ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 AND THE DUTIES AND RESPONSIBILITIES CONTAINED THEREIN

K E Y

SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES

- 4.25 — Proposed FFL
- 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
- RE(3.40) — Rodding Eye
- ACO — Channel Drain (B125 load class driveway, D400 load class shared driveway)
- YG — Yard Gully
- (0.00) — Storm Water Invert Level
- 0.00 — Foul Water Invert Level

General Notes

1. This drawing is to be read in conjunction with all relevant ARP and Architects drawings and project specifications.
2. All drainage works shall be carried out in accordance with the relevant parts of BSEN 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.
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 gullys and channel drainage positions shown may vary to suit on site working conditions.
17. Do not scale from this drawing.

Rev	By	Date	Revision	Apvd
B	IC	26.02.26	Updated to suit planning layout 1187-EA-A-C301D	MI
A	IC	14.11.25	Minor updates to suit S104 details.	MI
/	IC	24.10.25	Issued for approval	MI

ARP ASSOCIATES
Chartered Consulting Engineers
Northwest House ● 5 & 6 Northwest Business Park ● Servia Hill, Leeds ● LS6 2QH
☎ 0113 245 8498 ✉ 0113 244 3864 ✉ leeds@arpassociates.co.uk ⊕ www.arpassociates.co.uk
ARP Associates is a trading division of ARP Geotechnical Ltd, a company registered in England and Wales with company number 3771811, whose registered office is at 5/6 Northwest Business Park, Servia Hill, Leeds LS6 2QH

TITLE
PRIVATE DRAINAGE LAYOUT
SHEET 1 OF 4

PROJECT
COCKLEY HILL,
KIRKHEATON

CLIENT
GLEESON HOMES

DRAWING STATUS
PRELIMINARY

Scale	Date	Drawn
1:200 @ A1	OCT 25	IC
		Chk. MI

Drg. No. 2298/03/5.01 Rev B