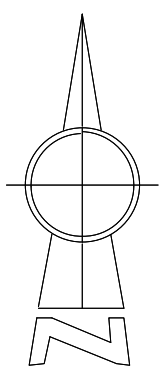


SUBJECT TO THE
APPROVAL OF
ALL RELEVANT
AUTHORITIES



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

KEY

-  Proposed Storm Water Manhole
-  Proposed Storm Water Sewer
-  Foul Water Manhole
-  Proposed Foul Water Sewer
-  Proposed Highway Gully Connection
-  Existing Watercourse
-  Proposed highway drain (S38)
-  Existing public foul water sewer
-  Proposed Landon Drain (to be perforated pipe until L7, then solid to outfall)

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 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 work on the 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 pipe runs shall be laid with soffits level. All manhole/inspection chamber walls, levels, covers and frames shall be as detailed (unless specified otherwise). All pipe runs shall be laid to the levels indicated.
6. All private foul and surface water pipes to be 100mm ϕ unless stated otherwise.
7. All connections to public sewers to be a minimum of 150mm ϕ .
8. All private manholes within drives to have B125 covers with concrete curbs. All other to be A15. All down pipes must be confirmed from Architects drawing before laying underground pipework. All down pipes shall be provided with a raddable access point above the FFL.
9. All private backdrop manholes to be 900mm ϕ PCC chambers unless stated otherwise.
10. 450mm ϕ 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 approved drawings. Prior to any work down pipes must be confirmed from Architects drawing before laying underground pipework. All down pipes shall be provided with a raddable access point above the FFL.
13. All private drainage laid within 1m from tree canopies and hedgerows have concrete bed and surround.
14. Filled ground or soil supports shall 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 stacks 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 public highway. All private gully and/or channel drainage positions shown may vary to suit site working conditions.
17. Do not scale from this drawing.

A	IC	05.06.26	Updated to suit road and FFL updates.	MI
/	IC	27.04.26	Issued for approval	MI
Rev	By	Date	Revision	Apvd

TITLE

LAND DRAINAGE LAYOUT
SHEET 2 OF 2

PROJECT

COCKLEY HILL,
KIRKHEATON

CLIENT

GLEESON HOMES

DRAWING STATUS

PRELIMINARY

Scale

1:200 @ A1

Date

APR 26

Drawn

	IC
Chk.	MI

Drq. No.

2298/03/14.02

Rev

A