N

COVER AND INVERTS OF EXISTING SEWERS SHOULD BE CHECKED ON SITE PRIOR TO CONSTRUCTION

ALL RWP AND SVP'S TO BE CHECKED AGAINST ARCHITECTS LAYOUT PLANS

EXISTING Ø225 COMBINED SEWER

EXISTING Ø300 COMBINED SEWER

EXISTING Ø225 COMBINED SEWER

EXISTING Ø300 SURFACE WATER SEWER

EXISTING 1200mm COMBINED SEWER

EXISTING Ø300 COMBINED SEWER

EXISTING 1200mm COMBINED SEWER

PROVIDENCE PLACE

Road 3

Road 4

FFL 58.200

EXISTING YARD

FFL 57.750

FFL 57.750

UNIT 1
627.7 m²
5844.2 Sf

Spen River

FOUL DRAINAGE

METER ROOM

SUB

Tank 3
Storage: 57.095m³
Water Level: 56.87m
Max Water Level: 56.87m
Min Water Level: 54.47m

Tank 2
Storage: 59.402m³
Water Level: 56.19m
Max Water Level: 56.76m
Min Water Level: 54.09m

Tank 1
Storage: 49.253m³
Water Level: 56.76m
Max Water Level: 56.36m
Min Water Level: 56.06m

Brick Culvert 0.60m x 0.87m

Collapsed Brick Work

Lined - No More Visible Pipes

Lined cables 0.30C=0.45S

Lined cables 0.15C=0.42S

Lined cables = 0.6C=0.75S

Unable to Trace

Silted Unable To Trace

Fall Kf Rubble Unable To Trace

Unable to Sonde – Concrete Slab – DOC 0.18

Unable to Sonde – No Access To Pipe

Unable to GPR – EML due to the level of vegetation – Vegetation management required to ensure all utilities are clear

Knotweed

Mixture of Concrete & Tarmac Surface

UTS - Dense Vegetation

UTS - Steep Bank & Debris

Possible Water

River Level 48.39

NEW CONNECTION ON EXISTING MANHOLE

NEW SURFACE WATER MANHOLE SW1 TO BE RECONSTRUCTED

NEW FOUL MANHOLE FW1 TO BE RECONSTRUCTED

NEW COMBINED MANHOLE MCO1 TO BE RECONSTRUCTED

NOTES

1. THIS DRAWING IS PRODUCED FOR USE IN THIS PROJECT ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE. THE CONSULTING ENGINEERS ACCEPT NO LIABILITY FOR THE USE OF THIS DRAWING OTHER THAN THE PURPOSE FOR WHICH IT WAS INTENDED IN CONNECTION WITH THIS PROJECT AS RECORDED ON THE TITLE BLOCK FIELDS 'PURPOSE FOR ISSUE' AND 'FILE STATUS CODE'.
2. THIS DRAWING MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PRIOR WRITTEN AGREEMENT FROM ADVANT ENGINEERS.
3. DO NOT SCALE FROM THE DRAWING, USE WRITTEN DIMENSIONS ONLY.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
5. DISCREPANCIES MUST BE REPORTED BACK TO THE ENGINEER PRIOR TO CONSTRUCTION.
6. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ADVANT ENGINEERS DRAWINGS AND SPECIFICATIONS.

KEY

- EXISTING COMBINED SEWER
- EXISTING SURFACE WATER SEWER
- EXISTING FOUL SEWER
- PROP SURFACE WATER SEWER
- PROP FOUL SEWER
- SITE BOUNDARY
- SEWER EASEMENT
- ATTENUATION TANK
- RWH — RAINWATER HARVESTING

REV	AMENDMENTS	BY	DATE
C	LAYOUT UPDATED	MJM	11.03.26
B	RWH UNITS ADDED	MJM	13.02.26
A	INITIAL ISSUE	MJM	05.01.26

FOR COMMENT

STATUS		CHK'D
PRELIMINARY	/	MJM
FOR COMMENT	/	MJM
FOR APPROVAL		
FOR CONSTRUCTION		
AS BUILT		

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CLIENT
BARNES HOMES

CONTRACT
PROVIDENCE PLACE,
WORMALD ST.
LIVERSEDGE, WF15 8EU

TITLE
DRAINAGE LAYOUT PLAN

DRAWN	MJM	CHK'D	MJM
SCALE	1:250 @ A1	DATE	05.01.26

JOB No	DRG No	REV
25048	102	C