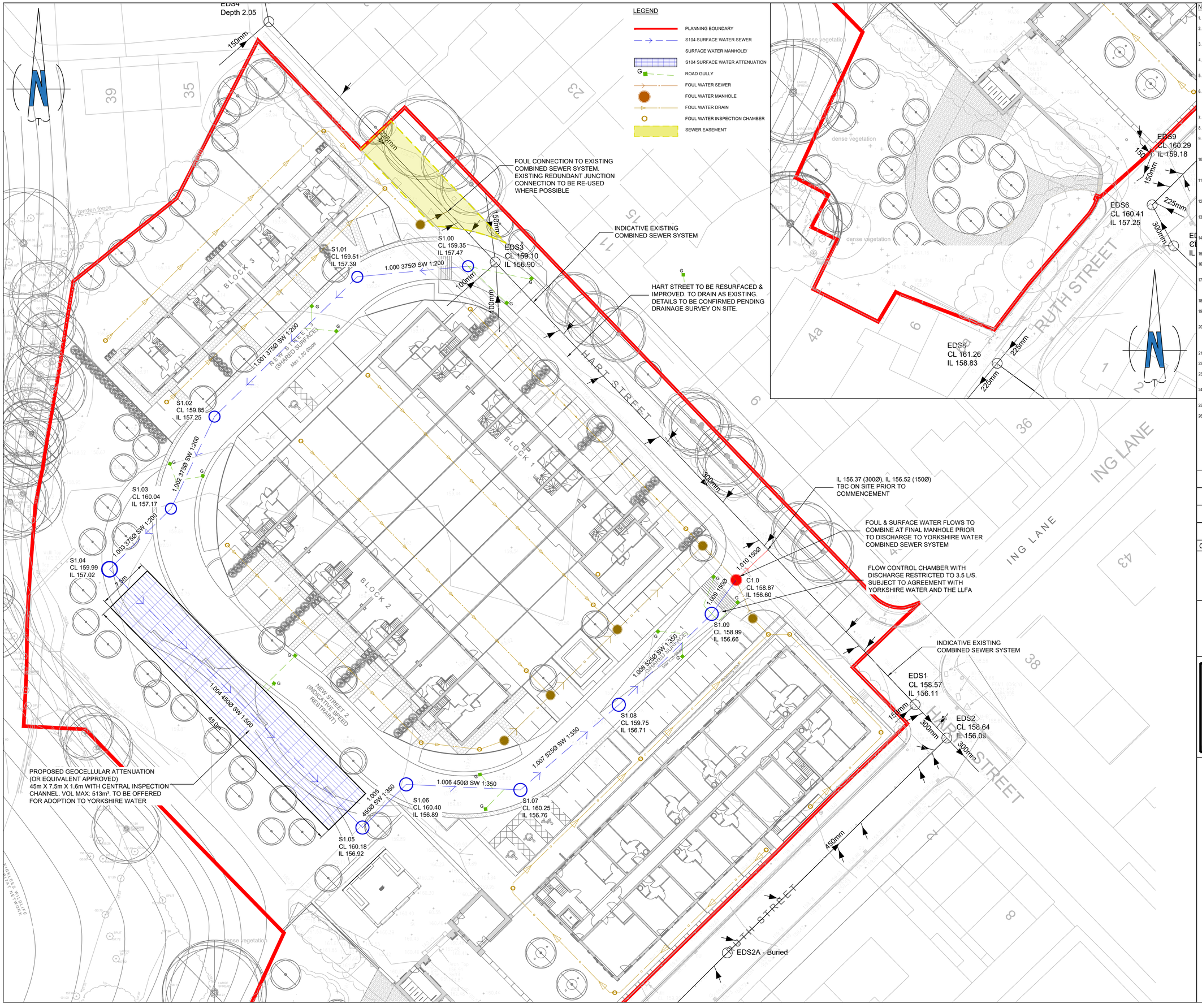


NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
4. UNDERGROUND SERVICES ARE PRESENT IN THE AREA. DETAILS TO BE CONFIRMED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. REFER TO HSE GUIDANCE DOCUMENT HSG47 (3rd EDITION).
5. BEFORE STARTING ANY WORKS, CONTRACTOR TO CHECK INVERT LEVELS AND POSITIONS OF EXISTING DRAINS, SEWERS, INSPECTIONS CHAMBERS AND MANHOLES AGAINST INFORMATION SHOWN ON THIS DRAWING.
6. ALL ADOPTABLE SEWER WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY 8TH EDITION (CESWI 8) PUBLISHED BY THE UK WATER INDUSTRY RESEARCH LTD (CESWI), SEWERAGE SECTOR DESIGN & CONSTRUCTION GUIDANCE (DCG) PUBLISHED BY WATER UK AND SEVERN TRENT WATERS STANDARDS/ REQUIREMENTS/ ADDENDUMS.
7. ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1m AND MANHOLES 0.5m FROM KERB FACES AND SERVICE MARGINS.
8. ADOPTABLE SEWERS MUST HAVE A MINIMUM 5 METRES CLEARANCE FROM TREES AND HEDGES.
9. SEWERS TO BE LAID IN CLASS "S" BED & SURROUND. WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 1.2m IN HIGHWAYS AND VERGES (OR LESS THAN 900mm IN NONE VEHICULAR ACCESS AREAS) THEN A CONCRETE SLAB SHOULD BE PROVIDED ABOVE GRANULAR BED & SURROUND.
10. THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm Ø 40kN/m, 150mm Ø 40kN/m, 225mm Ø 45kN/m AND 300mm Ø 72kN/m. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE CLASS 120 TO EN 1916/BS5911-1 2002. PLASTIC PIPES SHOULD CONFORM TO WIS 4-35-01 AND BS EN13476.
11. ADOPTABLE PLASTIC SEWER PIPES TO BE BSI KITEMARKED (CERTIFIED TO WIS 4-35-01 AND BS/EN13476). ADOPTABLE PLASTIC SEWER PIPES TO BE LAID IN MAXIMUM 3 METRE LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH BS EN 752 AND BUILDING REGULATIONS APPROVED DOCUMENT PART H.
13. ALL PIPES SHALL BE LAID WITH SOFFITS LEVEL (UNLESS OTHERWISE SHOWN) AND ALL MANHOLE/ INSPECTION CHAMBER INVERT LEVELS SHOWN ARE FOR THE OUTLET PIPE (UNLESS OTHERWISE SHOWN). PIPE RUNS SHALL BE LAID TO THE LEVELS INDICATED, AND ALL PIPE GRADIENTS INDICATED ARE APPROXIMATE.
14. THE PROPOSED COVER LEVELS SHOWN ARE APPROXIMATE AND SHOULD BE SET TO SUIT THE FINAL FINISHED SURFACE LEVEL BY THE CONTRACTOR.
15. POSITIONS OF SOIL PIPES, STUBSTACKS, WC OUTLETS, RWP's ETC TO BE CHECKED AGAINST HOUSETYPE LAYOUTS.
16. FOR PRIVATE DRAINS WHERE COVER IS LESS THAN 900mm IN VEHICULAR AREAS OR 600mm IN OTHER AREAS, PROTECTION ON THE FORM OF CLASS Z CONCRETE SURROUND TO BE USED.
17. WHERE DRAINS PASS WITHIN 1m OF BUILDINGS, THE PIPE IS TO BE PROVIDED WITH CONCRETE PROTECTION AND TRENCH BACKFILLED WITH CONCRETE UP TO A LEVEL BELOW THE BUILDING EQUAL TO THE DISTANCE FROM THE BUILDING LESS 150mm
18. ALL GULLY'S AND RWP'S CONNECTED DIRECTLY TO DRAINS SHALL BE RODDABLE.
19. ALL PRIVATE PLOT DRAINAGE TO BE 100mm UNLESS NOTED OTHERWISE AND ALL CONNECTIONS TO S104 SEWERS SHALL BE 150mm UNLESS NOTED OTHERWISE.
20. ALL PIPES UNDER BUILDINGS WITHOUT SUSPENDED FLOORS SHALL HAVE CLASS Z BED & SURROUND AND SHALL BE LAID AT GRADIENTS OF 1:40 MIN. FOR FOUL PIPEWORK AND 1:60 MIN. FOR SURFACE WATER UNLESS NOTED OTHERWISE. ALL UNDERSLAB DRAINAGE SHALL BE CLEAR OF FOUNDATIONS UNLESS SHOWN OTHERWISE. USE OF SHORT/ LONG RADIUS BENDS IS ACCEPTABLE PROVIDED THEY ARE KEPT TO A MINIMUM AND USED WHERE UNAVOIDABLE.
21. ALL PRIVATE INSPECTION CHAMBERS SITED IN PRIVATE VEHICULAR AREAS TO HAVE MINIMUM B125 COVER AND FRAME.
22. ALL ADOPTABLE INSPECTION CHAMBERS IN ADOPTABLE VEHICULAR AREAS TO HAVE D400 COVER AND FRAME
23. THE INVERT LEVEL OF A RODDING EYE AT THE HEAD OF A SURFACE WATER DRAIN IS TO BE SET 450mm BELOW FINISHED GROUND LEVEL UNLESS NOTED OTHERWISE.
24. AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH FOUL RUN SHALL BE VENTED TO THE ATMOSPHERE. ALL RAINWATER PIPES SHALL HAVE ABOVE GROUND RODDING ACCESS.
25. NO FOUL BACKDROPS TO BE IMPLEMENTED/ INSTALLED ON THE ADOPTABLE PUBLIC FOUL AND SURFACE WATER SEWER
26. TEMPORARY GRILLS ARE TO BE INSTALLED PRIOR TO CONSTRUCTION TO PROTECT THE EXISTING NETWORK.

JB	4	ISSUED FOR APPROVAL	30/06/26
Checked	Revisions	Description	Date

Client

TRUE NORTH PARTNERSHIPS LTD &
CONNECT HOUSING ASSOCIATION LTD

Job Title

NEWSOME MILLS
HUDDERSFIELD

BRIGHT YOUNG Consulting Limited
The Media Centre, 7 Northumberland Street, Huddersfield, HD1 1RL
Email: info@brightyoung.co.uk
Web: www.brightyoung.co.uk
Tel: 01484 487950
Fax: 01484 603519

Drawing Title

FEASIBILITY ASSESSMENT

OUTLINE DRAINAGE STRATEGY

Scale	Date	Drawn	Checked
1:250	01/26	ARJ	JB

Drg No.	Rev
21197/0500	4