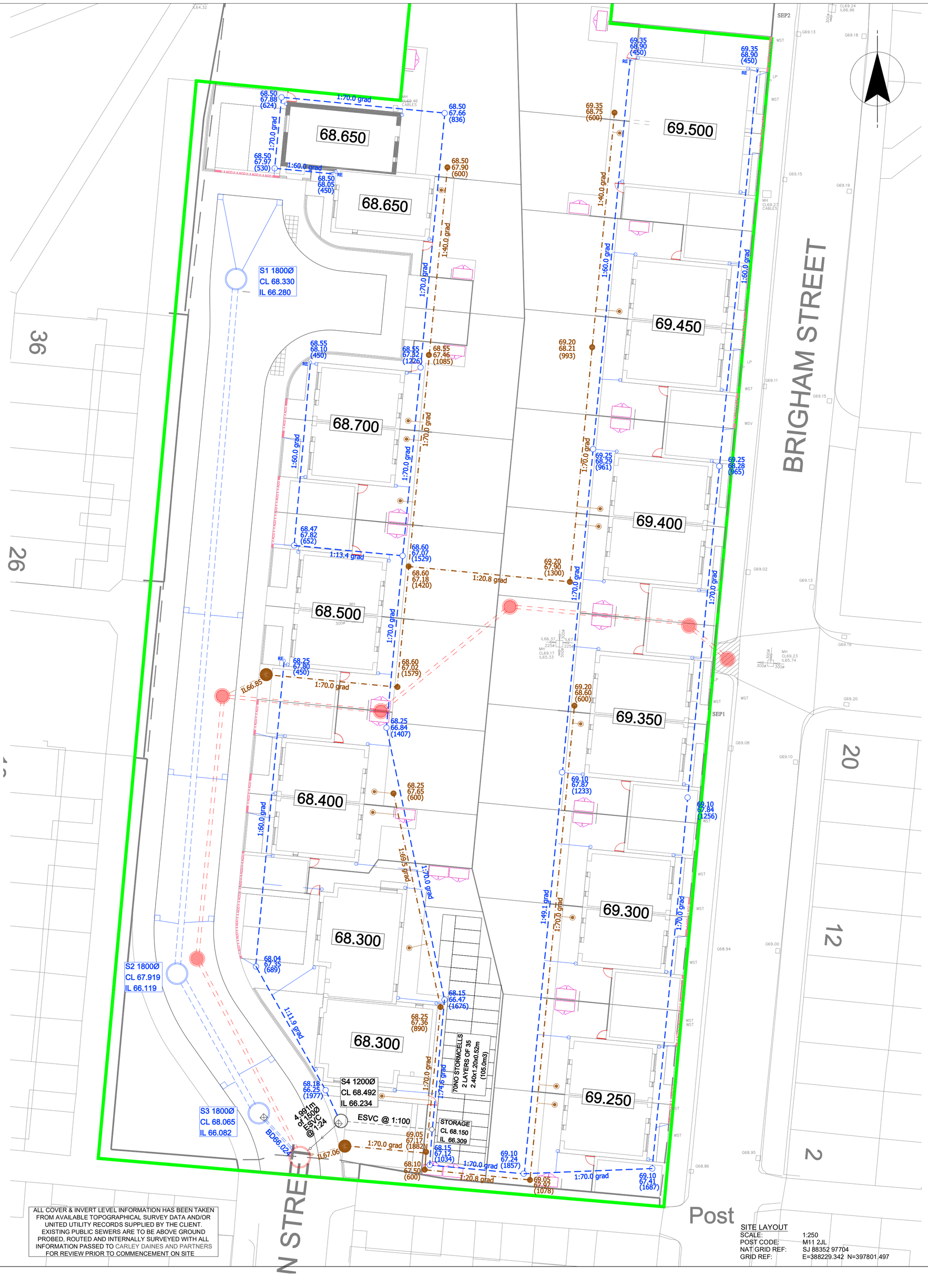


ALL COVER & INVERT LEVEL INFORMATION HAS BEEN TAKEN FROM AVAILABLE TOPOGRAPHICAL SURVEY DATA AND/OR UNITED UTILITY RECORDS SUPPLIED BY THE CLIENT. EXISTING PUBLIC SEWERS ARE TO BE ABOVE GROUND PROBED, ROUTED AND INTERNALLY SURVEYED WITH ALL INFORMATION PASSED TO CARLEY DAINES AND PARTNERS FOR REVIEW PRIOR TO COMMENCEMENT ON SITE

SITE LAYOUT
SCALE: 1:250
POST CODE: M11 2JL
NAT GRID REF: SJ 88352 97704
GRID REF: E=388229.342 N=397801.497

DO NOT SCALE OFF THIS DRAWING
IF IN DOUBT - ASK

KEY

- 100mm Foul drain
- 100mm Surface Water drain
- 150mm Foul drain
- 150mm Surface Water drain
- Foul connection.
- Rainwater downpipe.
- Foul shallow access.
- Storm rodding eye.
- Private foul manhole and drain.
- Private storm manhole and drain.
- Foul manhole over 1.2m deep.
- Storm manhole over 1.2m deep.
- Road gully (150mm connection).
- Channel drain (ACO)

NOTES

1. ALL ADOPTABLE DRAINAGE WORKS HAVE BEEN DESIGNED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION GUIDANCE.
2. ALL CLAY PIPE WORK SHALL BE EXTRA STRENGTH CLAYWARE TO B.S EN 295:1991 PART 1
3. ALL PRECAST CONCRETE PIPEWORK SHALL BE TO THE CLASS STATED ON THE DRAWINGS IN ACCORDANCE WITH B.S EN 1916:2002. ALSO, ALL MANHOLES AND CHAMBERS SHALL BE TO B.S EN 1917:2002
4. THE CONTRACTOR MAY ELECT TO USE REINFORCED PVC PIPES AS COVERED BY B.S 4962:2000 & B.S EN 1401-1. STRUCTURED WALL UPVC PIPES TO COMPLY WITH WIS4-35-01. (BY PRIOR AGREEMENT WITH ADOPTING AUTHORITY) MAX. PIPE LENGTH TO BE 3.0M
5. ALL LEVELS RELATE TO TOPOGRAPHICAL SURVEY DATUM
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS
7. PLOT DRAINAGE CONNECTIONS TO SEWERS MUST BE 150MM DIAMETER AND UNLESS OTHERWISE STATED LAID TO THE INVERT SHOWN.
8. ALL INSPECTION CHAMBERS TO BE 450mm DIAMETER POLYPROPYLENE WITH A MAXIMUM DEPTH OF 1200mm FOR THE STANDARD UNIT & A MAXIMUM DEPTH OF 3000mm WHEN A 350mm REDUCING RING IS USED.
9. ALL PLOT DRAINAGE RUNS TO BE 100mm DIAMETER AT A NOMINAL FALL OF 1:70 UNLESS NOTED OTHERWISE.
10. RODDING EYES AT START OF EACH DRAINAGE RUN.
11. ALLOW FOR 5.0M OF 'ACO' DRAINAGE CHANNEL PER PROPERTY AT HIGHWAY BOUNDARY.
12. SURFACE WATER FROM PLOT PARKING AREAS MUST NOT DISCHARGE ONTO THE HIGHWAY.
13. PLOT DRAINAGE RUNS TO BE KEPT WITHIN THE CURTILAGE OF THE PLOT THEY SERVE WHEREVER POSSIBLE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY EXISTING INVERT LEVELS INDICATED ON DRAWINGS ARE CORRECT BEFORE THE WORKS ARE COMMENCED.
15. ALL CONNECTIONS TO ADOPTABLE SEWERS SHALL BE MANUFACTURED JUNCTION PIPES. SADDLE CONNECTIONS WILL NOT BE PERMITTED UNLESS SPECIFIED.
16. ALL SEWERS FOR ADOPTION WITH GREATER THAN 1.20M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE CLASS S GRANULAR BED AND SURROUND.
17. ANY SEWER FOR ADOPTION WITH LESS THAN 1.2M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE A MINIMUM OF 150MM ST4 CONCRETE SURROUND. FLEXIBILITY SHALL BE MAINTAINED BY THE PROVISION OF FLEXCELL OR SIMILAR APPROVED JOINT FILLER BREAKS IN THE CONCRETE SURROUND AT EACH PIPE JOINT.
18. IT IS THE RESPONSIBILITY FOR THE CONTRACTOR TO CHECK ALL ONSITE EXISTING GROUND LEVELS PRIOR TO COMMENCING AND IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR MUST REPORT TO THE ENGINEER IMMEDIATELY.
19. CONTRACTOR TO CONFIRM THE COVER LEVEL, INVERT LEVEL & MANHOLE SIZE FOR THE EXISTING MANHOLE 5902 PRIOR TO CONTRACT START DATE.
20. THERE ARE A NUMBER OF EXISTING SEWERS & MANHOLES ON THE SITE, WHICH MUST BE ABANDONED BEFORE THE THE FINAL DRAINAGE DESIGN. CONTRACTOR TO PROVIDE ALL NECESSARY INFORMATION IF ANY CHANGES ARE REQUIRED TO THE DRAINAGE LAYOUT.

REV.	DATE	DESCRIPTION
B	08.09.23	REDESIGNED TO NEW LAYOUT
A	22.08.23	PRIVATE DRAINAGE REDESIGNED
-	07.08.23	INITIAL ISSUE

CLIENT

ONE MANCHESTER

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TITLE

BRIGHAM STREET OPENSHAW

PRIVATE DRAINAGE LAYOUT

Drawn	CLYNCH	Checked	AMULLIGAN
Date	AUG 2023	Date	AUG 2023
Scale	1:250 @ A1		
Drawing No.	21.B.13127-20		B