



- PRIVATE DRAINAGE**
- PROPOSED SW INSPECTION CHAMBER
 - PROPOSED FW INSPECTION CHAMBER
 - PROPOSED SW DRAINAGE (TOTAL LENGTH 82m)
 - PROPOSED FW DRAINAGE (TOTAL LENGTH 75m)
 - PROPOSED SW DRAINAGE (TOTAL LENGTH 8m)
 - PROPOSED ACO CHANNEL DRAIN (TOTAL LENGTH 65m)
- SECTION 104 ADOPTABLE DRAINAGE**
- PROPOSED SW SEWER AND MANHOLE (TOTAL LENGTH 18m)
 - PROPOSED FW SEWER AND MANHOLE (TOTAL LENGTH 6.5m)

1. MANHOLES, SEWERS ETC. AND ANY OTHER PART OF THE WORKS INTENDED FOR ADOPTION UNDER A SECTION 104 AGREEMENT OR GULLIES ETC. INTENDED FOR ADOPTION AS HIGHWAY DRAINAGE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE W.A.A SPECIFICATION "SEWERS FOR ADOPTION" 6TH EDITION, AND TO ANY REQUIREMENTS OF THE ADOPTING AUTHORITY AND THE LOCAL COUNCIL.
2. UNADOPTED FW AND SW DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS, BS. 8301 AND RELEVANT AGREEMENT CERTIFICATES.
3. ALL PRIVATE DRAINAGE TO BE 100MMØ UNLESS INDICATED OTHERWISE. ALL CONNECTIONS FROM PRIVATE TO ADOPTABLE MANHOLES/SEWERS TO BE 150MMØ(MIN).
4. ALL PRIVATE DRAINAGE TO HAVE A MINIMUM GRADIENT OF 1 IN 80.
5. PRIVATE DRAINAGE WITH LESS THAN 0.9M OF COVER IN DRIVES AND CAR PARKING AREAS TO HAVE MINIMUM 150MM CONCRETE BED AND SURROUND.
6. PRIVATE DRAINS ARE TO BE CONSTRUCTED USING FLEXIBLY-JOINTED VITRIFIED CLAY PIPES TO BS. 65 "SUPER STRENGTH" SPECIFICATION AND BS EN 295 (E.G. HEPWORTH SUPERSLEEVE OR SIMILAR) OR UPVC BUILDING DRAINAGE SYSTEM PIPE WORK TO EN 1401-1, BEDDED AND BACK FILLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE SPECIFICATIONS LISTED IN NOTE 2.
7. BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OR OTHER STRUCTURES TO BE IN ACCORDANCE WITH BS. 8301-FIG.9.
8. ACCESS FITTINGS AND INSPECTION CHAMBERS LESS THAN 1M DEEP ARE TO BE CLAYWARE OR PRE-FORMED POLYPROPYLENE AS APPROPRIATE TO THE DEPTH AND NUMBER OF CONNECTIONS. CHAMBERS GREATER THAN 1.2M DEEP ARE TO BE OF PRE-CAST CONCRETE CONSTRUCTION WITH 150MM IN-SITU CONCRETE SURROUND, OR POLYPROPYLENE REDUCED ACCESS SYSTEM. INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH TABLE 8 OF BS.8301.
9. COVER LEVELS INDICATED ON THE DRAWING ARE NOMINAL AND MAY BE ADJUSTED TO SUIT FINISHED GROUND LEVELS AS NECESSARY.
10. RAINWATER DOWN PIPES TO BE CONNECTED DIRECT TO DRAIN USING AN APPROPRIATE ADAPTER AND REMOVABLE SECTION OF DOWN PIPE TO PERMIT RODDING ACCESS.
11. WHERE DRAINS PASS THROUGH FOUNDATIONS OR OTHER RIGID STRUCTURES, A LINTEL OR SLEEVE IS TO BE USED AND PROVISION FOR FLEXIBILITY IS TO BE MADE WITH "ROCKER PIPES".
12. THE POSITIONS OF SVPS, STUB-STACKS, W.C. OUTLETS ETC. AND RAINWATER DOWN PIPES ARE TO BE ACCURATELY LOCATED FROM THE HOUSE-TYPE WORKING DRAWINGS.
13. DRAINS WITHIN AREAS OF "MADE GROUND" TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROX FINISHED LEVEL AND THEN EXCAVATING THROUGH THE FILL MATERIAL INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACK FILLED TO FORMATION LEVEL USING SUITABLE GRANULAR FILL MATERIAL WELL-COMPACTED IN LAYERS NOT EXCEEDING 225MM.
14. FOR ALL DETAILS OF FENCES WALLS AND ENCLOSURES REFER TO ARCHITECT FOR DETAILS.

P01	FIRST ISSUE	PC	AH	MD	20.02.23
REV	DESCRIPTION	DRN	CHK	APP	DATE

Pell Frischmann

GEORGE HOUSE, GEORGE STREET, WEST YORKSHIRE, WF1 1LY
Telephone +44 (0)192 436 8145
Email: prfwakefield@pellfrischmann.com
www.pellfrischmann.com

Architect/Client/Contractor

greatplaces
HOUSING GROUP

Project

LONGHURST ROAD

Drawing Title

**OUTLINE DRAINAGE
PLAN - BROWNFIELD**

Drawing Status

PRELIMINARY

	Name	Date	Status Code
Drawn	P. CLARK	20.02.2023	S2
Designed	P. CLARK	20.02.2023	Scale
Eng Chk	A. HALL	20.02.2023	Revision
Approved	M. DAVIES	20.02.2023	P01

Drawing No.

106240 - PEL-HDG-01 - DR - D - 0002