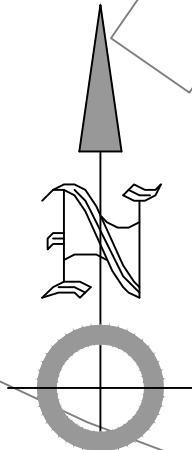
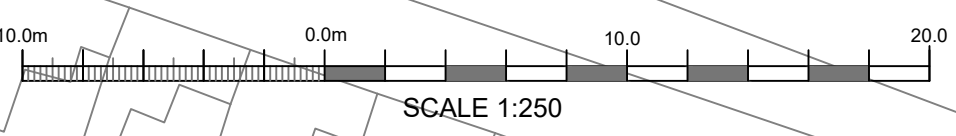




PRIVATE DRAINAGE KEY

- FOUL PIPE
- 300Ø FOUL CHAMBER
- 480Ø FOUL CHAMBER
- FOUL INVERT LEVEL
- ACO DRAIN
- YARD GULLY (STORM)
- YARD GULLY (FOUL)
- ROAD GULLY
- SURFACE WATER PIPE
- 480Ø SURFACE WATER CHAMBER
- SURFACE WATER INVERT LEVEL
- RODDING EYE
- DISHED CHANNEL
- SURFACE WATER MANHOLE
- FOUL MANHOLE
- SURFACE WATER SEWER
- FOUL SEWER
- FOUL AND SURFACE WATER LATERALS - BY OTHERS
- HIGHWAY GULLY
- FINISHED FLOOR LEVELS



- NOTES:**
1. ALL ADOPTABLE DRAINAGE WORKS HAVE BEEN DESIGNED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH "SEWERS FOR ADOPTION 7TH EDITION" AND UU SUPPLEMENT GUIDELINES AND STANDARD DETAILS
 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 4660:2000 & B.S EN 1401-1. STRUCTURED WALL UPVC PIPES TO COMPLY WITH WIS 4-35-01 UPTO AND INCLUDING 300MM. (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. LEVELS GIVEN ON DRAUGHT CHAMBERS ARE INCOMING PIPE LEVELS
 9. PLOT DRAINAGE RUNS TO BE KEPT WITHIN THE CURTLAGGE OF THE PLOT THEY SERVE WHEREVER POSSIBLE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY EXISTING INVERT LEVELS AND EXISTING SITE LEVELS (EXISTING BOUNDARY LEVELS) INDICATED ON DRAWINGS ARE CORRECT BEFORE WORKS COMMENCE.
 11. ALL CONNECTIONS TO ADOPTABLE SEWERS SHALL BE MANUFACTURED JUNCTION PIPES. SADDLE CONNECTIONS WILL NOT BE PERMITTED, UNLESS SPECIFIED.
 12. 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.
 13. 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
 14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL ON SITE EXISTING GROUND LEVELS PRIOR TO COMMENCING AND IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR MUST REPORT TO THE ENGINEER IMMEDIATELY
 15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DRAINAGE AUTHORITY OF THE COMMENCEMENT OF ANY DRAINAGE WORKS AND TO COMPLETE ANY REQUIRED SEWER CONNECTION FORMS INCLUSIVE OF PAYING ANY REQUIRED FEES. THE CONTRACTOR MUST ALLOW FOR THE SUPERVISION OF THE SEWER CONSTRUCTION WORKS BY THE LOCAL AUTHORITY AND NOTIFY THE SUPERVISING OFFICER, GIVING NOTICE WHICH IN ACCORDANCE WORTH THE LA REQUIREMENTS.
 16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR ANY REQUIRED ROAD OPENING PERMITS WITH THE LOCAL AUTHORITY INCLUDING THE PAYMENT OF ANY FEES
 17. BEFORE COMMENCING ANY WORKS ON SITE, THE CONTRACTOR MUST CONTACT THE RELEVANT STATUTORY UNDERTAKER AND BE IN POSSESSION OF THE LATEST AVAILABLE DRAWINGS FROM THE STATUTORY UNDERTAKERS WHICH SHOWS DETAILS OF THEIR SERVICES/APPARATUS. THE CONTRACTOR MUST CONFIRM EXACT LOCATION AND DEPTH OF ANY SERVICES/APPARATUS BY THE USE OF ELECTRO-LOCATION OR SIMILAR DEVICES AND BY HAND DUG TRIAL HOLES. MECHANICAL EXCAVATOR, POWER TOOLS ETC. MUST NOT BE USED TO LOCATE EXISTING SERVICES/APPARATUS.

1

SHEET NUMBERS

H	DRAINAGE FOR HARD STANDING AREAS ADDED. DRAINAGE OUTSIDE OF PLOTS 164-166 REVISED DUE TO CLASH WITH TREE PITS. SOME LEVELS REVISED AND PART LEVELS REVIEWED AND ADDRESSED.	12.07.22	EK	ARA
G	NEW LAYOUT HAS BEEN ADDED	11.05.22	EK	ARA
F	ADDITIONAL ACO'S ON SHARED DRIVE TO PLOTS 167-169 ADDED	01.04.22	EK	ARA
E	OPTIMIZATION OF FWP CONNECTIONS REVISED TO ARCHITECT COMMENTS	29.03.22	EK	ARA
D	PLOT DRAINAGE HAS BEEN REVISED TO NEW SITE LEVELS	09.06.21	ARA	ARA
C	PLOT 104-111 DRAINAGE REVISED	18.02.01	ARA	ARA
B	PRIVATE DRAINAGE AMENDED INCLUDING NEW POPUPS LOCATION	11.01.01	ARA	ARA
A	PRIVATE DRAINAGE AMENDED TO NEW SITE LAYOUT	26.11.20	EK	ARA
Rev:	Description:	Date:	By:	Chkd:

Status: **PRELIMINARY**

Client: **YOUR HOUSING**

Project: **EDGE LANE OPENSASH**

Dwg Title: **PRIVATE DRAINAGE LAYOUT SHEET 1 of 4**

ELLUC Projects

ELLUC PROJECTS
UNIT 7
REGEN'S COURT
FARMHOUSE LANE, REDDITCH
WEST MIDLANDS
B98 0SD

t: (01527) 52 000 1
info@ellucprojects.co.uk
www.ellucprojects.co.uk

Scale:	Size:	First Issue:	Drawn:	Checked:
1:250	A1	JAN 2020	RL	ARA
Dwg No:	ELL-19045-YH-B-120			H