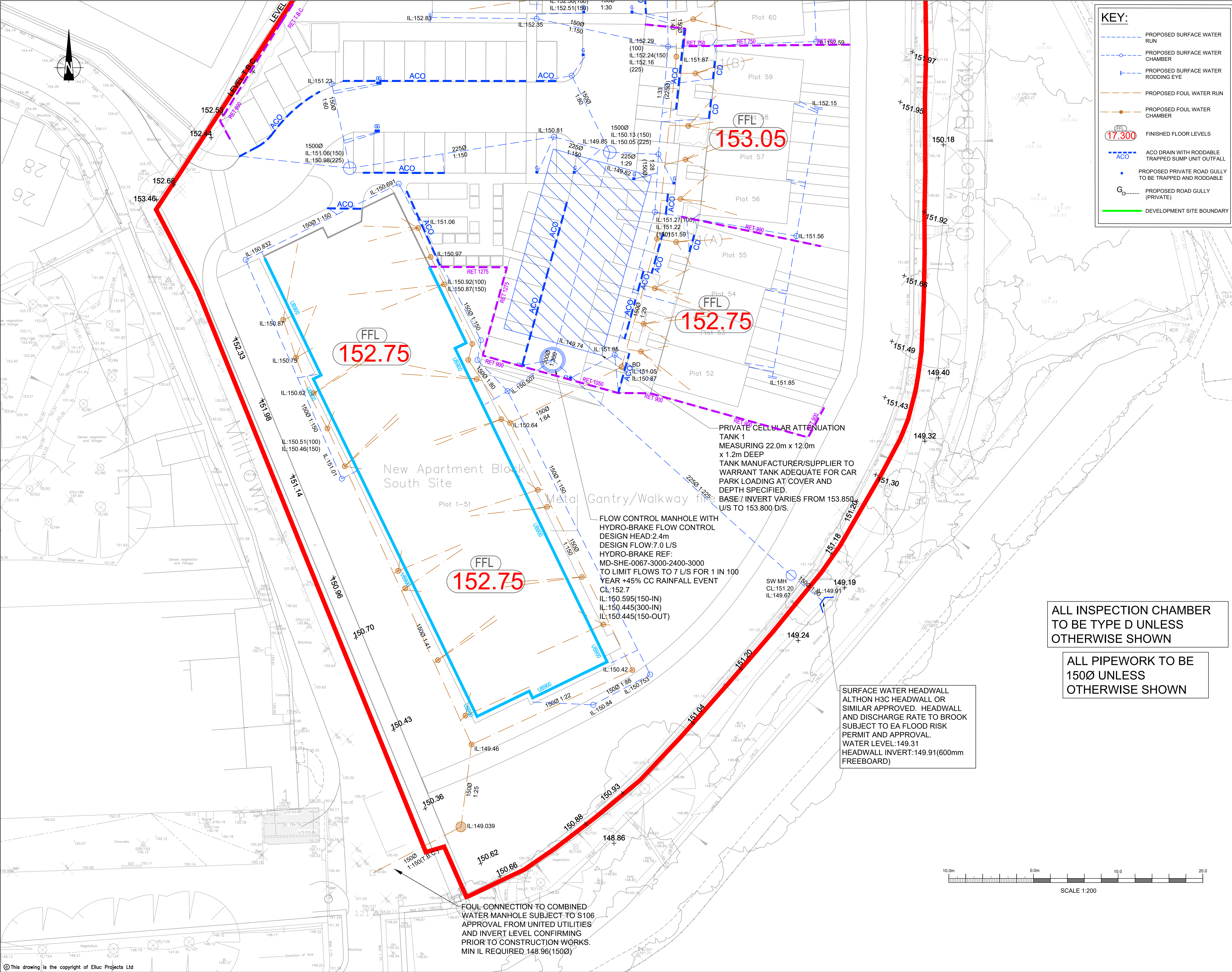




KEY:

- PROPOSED SURFACE WATER RUN
- PROPOSED SURFACE WATER CHAMBER
- PROPOSED SURFACE WATER RODDING EYE
- PROPOSED FOUL WATER RUN
- PROPOSED FOUL WATER CHAMBER
- FINISHED FLOOR LEVELS
- ACO DRAIN WITH RODDABLE TRAPPED SUMP UNIT OUTFALL
- PROPOSED PRIVATE ROAD GULLY TO BE TRAPPED AND RODDABLE
- PROPOSED ROAD GULLY (PRIVATE)
- DEVELOPMENT SITE BOUNDARY

- NOTES:**
- PRIVATE DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H AND DRAINAGE PRODUCT MANUFACTURERS INSTRUCTION.
 - COVER LEVELS OF MANHOLES WHERE SHOWN ARE APPROXIMATE AND ARE INTENDED FOR GUIDANCE ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS' DRAWINGS.
 - ALL LEVELS RELATE TO TOPOGRAPHICAL SURVEY DATUM.
 - REFER TO ARCHITECTS DRAWINGS FOR RAINWATER PIPE LOCATIONS AND INTERNAL DRAINAGE DETAILS PLUS POSITIONS OF OUTLETS. REFER TO ARCHITECTS' DRAWINGS FOR CURRENT BUILDING LAYOUTS AND DRAINAGE CONNECTION SETTING-OUT INFORMATION.
 - LEVELS GIVEN ON LATERAL CHAMBERS ARE INCOMING PIPE LEVELS.
 - PLOT DRAINAGE CONNECTIONS TO SEWERS MUST BE 150mm DIAMETER AND UNLESS OTHERWISE STATED, LAID TO THE INVERT SHOWN.
 - POSITIONS AND LEVELS OF ALL EXISTING DRAINS AND SEWERS ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR IN ADVANCE OF ANY CONSTRUCTION, INCLUDING THOSE PIPELINES WHICH ENTAIL ADVANCE TRIAL PITTING TO CONFIRM DETAILS. ANY VARIATION FOUND TO THE INFORMATION ON THIS DRAWING IS TO BE REPORTED TO THIS OFFICE FOR FURTHER INSTRUCTION.
 - ALL CONNECTIONS TO ADAPTABLE SEWERS SHALL BE MANUFACTURED JUNCTION PIPES. SADDLE CONNECTIONS WILL NOT BE PERMITTED, UNLESS SPECIFIED.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL ON-SITE EXISTING GROUND LEVELS PRIOR TO COMMENCING. IF THERE ARE ANY DISCREPANCIES FOUND THE CONTRACTOR MUST REPORT THESE TO THE ENGINEER IMMEDIATELY.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DRAINAGE COMPANY 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 ANY DRAINAGE CONSTRUCTION WORKS BY THE WATER COMPANY AND NOTIFY THE SUPERVISING OFFICER, GIVING NOTICE WHICH SHALL BE IN ACCORDANCE WITH THE COMPANY'S REQUIREMENTS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR ANY REQUIRED ROAD OPENING PERMITS WITH THE HIGHWAY AUTHORITY, INCLUDING THE PAYMENT OF ANY FEES.
 - BEFORE COMMENCING ANY WORKS ON SITE, THE CONTRACTOR MUST CONTACT THE RELEVANT UTILITY COMPANY AND BE IN POSSESSION OF THE LATEST AVAILABLE DRAWINGS DETAILING THEIR SERVICES/APPARATUS. THE CONTRACTOR MUST CONFIRM THE EXACT LOCATION AND DEPTH OF ALL SERVICES/APPARATUS BY UTILISING ELECTRO-LOCATION OR SIMILAR DEVICES, AND WHERE NECESSARY BY HAND DUG TRIAL HOLES, IN ACCORDANCE WITH THE AFFECTED UTILITY COMPANY'S SAFETY PROCEDURES. MECHANICAL EXCAVATORS, POWER TOOLS ETC. MUST NOT BE USED TO LOCATE EXISTING SERVICES/APPARATUS.
 - LINEAR DRAINS: ACO TECHNOLOGIES WITH IN-BUILT FALLS: REFER TO MANUFACTURERS FOR UNIT DESIGNS AND PART SCHEDULES. SUMP POSITIONS TO BE CONFIRMED: SUMPS TO BE TRAPPED AND RODDABLE WITH 100mmØ OUTLETS. ALL CHANNEL JOINTS TO BE WATER-TIGHT. REFER TO MANUFACTURERS FOR INSTRUCTIONS.
 - ALL PRECAST CONCRETE PIPEWORK SHALL BE TO THE CLASS STATED ON THE DRAWING IN ACCORDANCE WITH BS EN 1916:2002. ALSO, ALL MANHOLES SHALL BE TO BS EN1917:2002.
 - PIPES - PRIVATE DRAINAGE**
 - ALL PIPES TO BE SUPERSTRENGTH CLAYWARE TO BS EN 295:1991 PART 1 UNLESS OTHERWISE NOTED. 100mm DIA SUPERSLEEVE OR SIMILAR APPROVED. 150mm DIA SUPERSLEEVE OR SIMILAR APPROVED AND FOR ALL CONNECTIONS TO SEWERS/MANHOLES AND WHERE NOTED.
 - ALL PART-CONSTRUCTED, UNCOVERED AND SHALLOW DRAINS AND SEWERS ARE TO BE PROTECTED FROM LOADING DURING THE CONSTRUCTION PERIOD AS PART OF THE CONTRACTORS TEMPORARY WORKS REQUIREMENTS.
 - ANY PRIVATE DRAINAGE BELOW PRIVATE ROADS OR DRIVES WITH LESS THAN 900mm COVER TO SOFFIT SHALL BE PROVIDED WITH CLASS 2 CONCRETE BED AND SURROUND.**
 - CHAMBERS - PRIVATE DRAINAGE**
 - 475mm DIAMETER POLYPROPYLENE INSPECTION CHAMBER (PPIC) WHERE DEPTH TO INVERT IS A MAXIMUM OF 1200mm.
 - 475mm DIAMETER HEFWORTH REDUCED ACCESS TELESCOPIC PPIC WHERE DEPTH TO INVERT IS A MAXIMUM OF 3000mm.
 - 475mm DIAMETER HEFWORTH REDUCED ACCESS SEWER SYSTEM WHERE DEPTH TO INVERT IS A MAXIMUM OF 5000mm WHERE CHAMBERS ARE IN DRIVEWAYS/TRAFFICED AREAS COVERS MUST BE GRADE D400.
 - WHERE A PIPE TRENCH IS WITHIN 1m OF A BUILDING'S FOUNDATION THE PIPELINE IS TO BE PROVIDED WITH CONCRETE PROTECTION AND THE TRENCH PART-BACKFILLED WITH CONCRETE UP TO A LEVEL BELOW THE FLOOR OF THE BUILDING EQUAL TO THE DISTANCE FROM THE FOUNDATION LESS 150mm.
 - WHERE THE FORMATION OF THE PIPE TRENCH IS ABOVE THE ORIGINAL GROUND LEVEL, COMPACTED FILL IS TO BE OF WELL COMPACTED GRANULAR TYPE 1 SUB-BASE.
 - SPECIAL CARE IS REQUIRED WHEN WORKING IN THE VICINITY OF EXISTING TREES, HEDGES AND OTHER VEGETATION TO BE RETAINED AND PROTECTED. IT IS NOT INTENDED THAT ANY TREE ROOTS ARE TO BE SEVERED OR DAMAGED. SPECIALIST ADVICE MUST BE SOUGHT WHEN MAJOR ROOTS ARE ENCOUNTERED. CARE IS TO BE TAKEN TO AVOID DAMAGE TO BRANCHES AND FOLIAGE. REFER TO THE ARBORICULTURAL REPORT FOR FURTHER DETAILS AND INSTRUCTION.

SUBJECT TO DETAILED DESIGN AND DISCUSSIONS / APPROVAL WITH LOCAL AUTHORITIES

EXISTING BUILDINGS TO UTILIZE EXISTING CONNECTIONS WHERE SUITABLE

RWP, SVP, DRAINAGE POINT LOCATION, TYPE AND NUMBER SHOWN INDICATIVELY AND TO BE CONFIRMED BY ARCHITECT PRIOR TO DETAILED DESIGN - REFER TO ARCHITECT / M/E DRAWING FOR SETTING OUT.

TO BE READ IN CONJUNCTION WITH FLOOD RISK ASSESSMENT - ELLUC-WH-21023-FRA-F4

C	DRAINAGE NOTES ADDED.	08.07.24	DW	DW
B	DRAINAGE AMENDED AROUND THE SOUTHERN APARTMENT - 1:200	06.06.24	DW	DW
A	DRAINAGE AMENDED AROUND THE SOUTHERN APARTMENT	03.06.24	DW	DW

Rev	Description	Date	By	Chk
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PRELIMINARY

Client: **WATSON HOMES**

Project: **FORMER VC WORKS GLOSSOP**

Dwg Title: **PLOT DRAINAGE LAYOUT SHEET 2 OF 2**

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Scale:	Size:	First Issue:	Drawn:	Checked:	Rev:
1:200	A1	27.02.24	IC	DW	B

Drawing No: **ELL-21023-WH-L-121**