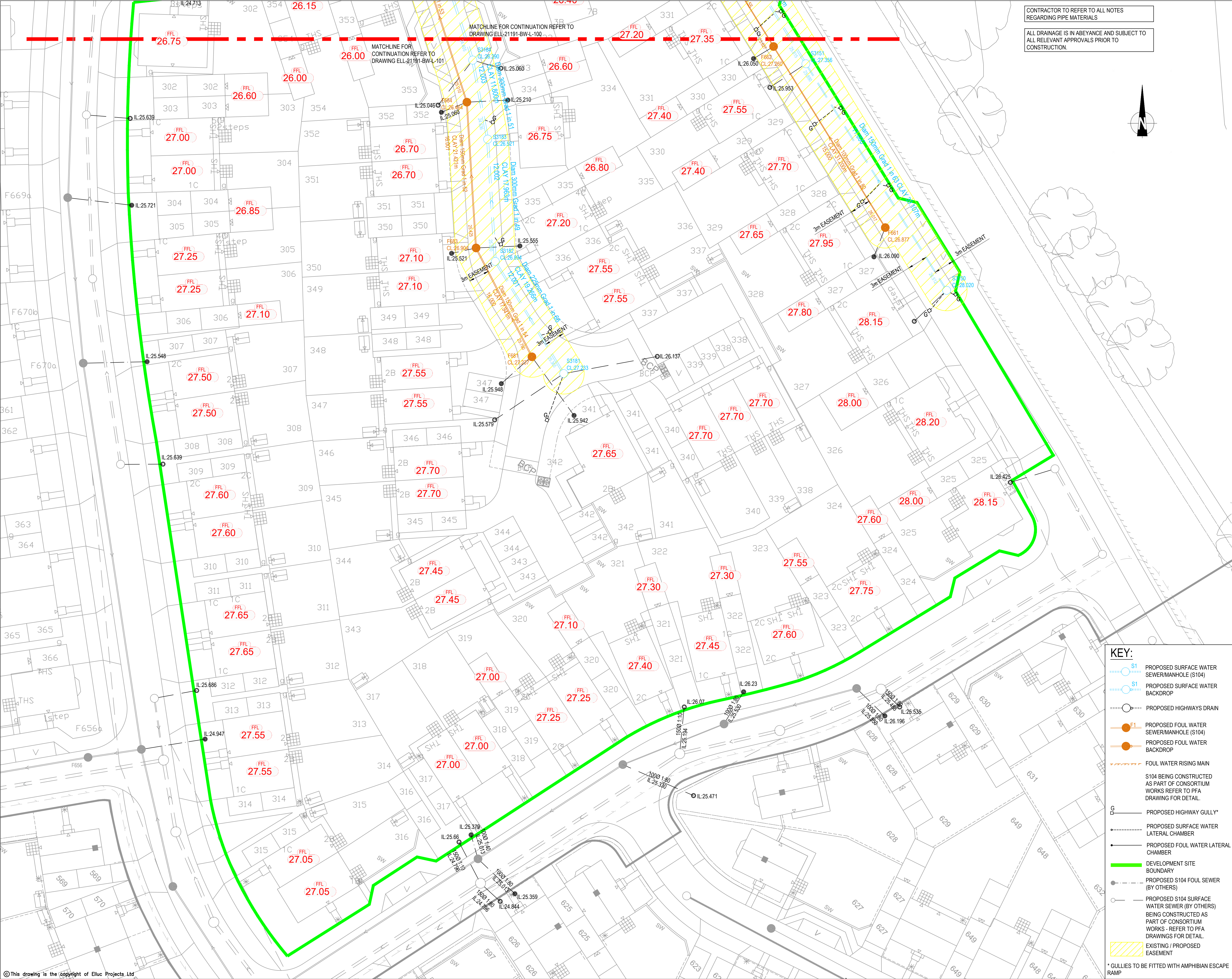
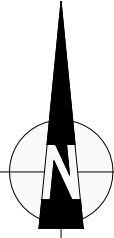




CONTRACTOR TO REFER TO ALL NOTES REGARDING PIPE MATERIALS

ALL DRAINAGE IS IN ABEYANCE AND SUBJECT TO ALL RELEVANT APPROVALS PRIOR TO CONSTRUCTION.



- NOTES**
1. ALL ADOPTABLE DRAINAGE WORKS HAVE BEEN DESIGNED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH "SEWERS FOR ADOPTION 6TH EDITION" AND WATER AUTHORITY 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 4680:2000 & 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 CURTLAGE 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 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
 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 FOR THE CONTRACTOR TO CHECK ALL ON SITE EXISTING GROUND LEVELS PRIOR TO COMMENCING ANY WORKS. 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 L.A 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.
 18. COUNCILS HIGHWAY SUPERVISION OFFICER REQUIRED ON SITE THROUGHOUT CONSTRUCTION. DESIGN SUBJECT TO CBR TESTING TO BE AGREED WITH HIGHWAYS OFFICER ON SITE.
 19. SUBJECT TO HIGHWAYS APPROVAL
 20. SUBJECT TO WATER AUTHORITY APPROVAL.
 21. ALL PIPES TO BE 100mm DIAMETER UNLESS OTHERWISE STATED. ALL SURFACE WATER LATERAL CONNECTIONS TO BE 150mm DIAMETER.

KEY:

- PROPOSED SURFACE WATER SEWER/MANHOLE (S104)
- PROPOSED SURFACE WATER BACKDROP
- PROPOSED FOUL WATER SEWER/MANHOLE (S104)
- PROPOSED FOUL WATER BACKDROP
- FOUL WATER RISING MAIN
- S104 BEING CONSTRUCTED AS PART OF CONSORTIUM WORKS REFER TO PFA DRAWING FOR DETAIL.
- PROPOSED HIGHWAY GULLY*
- PROPOSED SURFACE WATER LATERAL CHAMBER
- PROPOSED FOUL WATER LATERAL CHAMBER
- DEVELOPMENT SITE BOUNDARY
- PROPOSED S104 FOUL SEWER (BY OTHERS)
- PROPOSED S104 SURFACE WATER (BY OTHERS) BEING CONSTRUCTED AS PART OF CONSORTIUM WORKS - REFER TO PFA DRAWINGS FOR DETAIL.
- EXISTING / PROPOSED EASEMENT
- * GULLIES TO BE FITTED WITH AMPHIBIAN ESCAPE RAMP

D	NOTES REFERRING TO AMPHIBIAN ESCAPE RAMP ADDED TO KEY.	17.05.23	JL	IC
C	UPDATED ARCHITECT LAYOUT TO P1388 PHASE 3 LAYOUT-ZZZD.	21.06.22	IC	MC
B	UPDATED ADOPTABLE DRAINAGE TO SUIT CLIENT COMMENTS.	30.05.22	JT	IC
A	UPDATED ADOPTABLE DRAINAGE TO SUIT CLIENT COMMENTS.	05.05.22	IC	IC
Rev:	Description:	Date:	By:	Chk:
Status:	FOR CONSTRUCTION			
Client:	BELLWAY WESSEX			
Project:	BOORLEY GREEN			
Org Title:	S104 DRAINAGE LAYOUT SHEET 1 OF 2			
ELLUC Projects				
ELLUC PROJECTS 423 KIRKSTALL ROAD AIREDALE HOUSE LEEDS LS4 2EW		t: (0113) 357 2100 info@ellucprojects.co.uk www.ellucprojects.co.uk		
Scale:	Size	First Issue	Drawn:	Checked:
1:250	A1	04/02/2022	IC	MJS
Drawing No:		Rev:		
ELL-21191-BW-L-100		D		