



- NOTES:**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS & ALL OTHER RELEVANT ENGINEERS, ARCHITECTS & SPECIALIST DESIGN DETAILS.
  2. ALL PRIVATE DRAINAGE TO BE WIDEN UNLESS SHOWN OTHERWISE.
  3. THE POSITION, LINE, LEVEL AND DIAMETER OF ALL EXISTING DRAINAGE APPARATUS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS AND DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
  4. THE CONNECTION OF Foul AND SURFACE WATER DRAINAGE TO THE EXISTING SEWER SYSTEM SHALL BE SUBJECT TO THE APPROVAL OF THE CONTROLLING BODY.
  5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BRITISH STANDARDS, BS CODES OF PRACTICE AND BUILDING REGULATIONS.
  6. ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH HSA SERVICES FOR ADOPTION (8TH EDITION) AND CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY (7TH EDITION).
  7. PVC PIPES AND FITTINGS TO COMPLY WITH BS EN 1401-1 1996/CLAYWARE PIPES AND FITTINGS SHALL COMPLY WITH BS EN 235:1991 PART 1.
  8. DRAINAGE TO BE 300 WITH PIPES OF APPROXIMATE TYPE OR GRANULAR BED AND SURFACING AS ALL LAY IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
  9. PIPES UNDER BUILDINGS AND WITH COVER LESS THAN 500 UNDER LANDSCAPED AND NON-TRAFFICED AREAS TO HAVE CONCRETE PIPE PROTECTION APPLIED.
  10. CHAMBER COVERS AND FRAMES TO BE CASTLE FROM HEAVY DUTY GRADE 4040 SQUARE TRIANGULAR TO BS EN 124 IN CARBONSTEEL AND HEAVY VEHICULAR TRAFFICED AREAS (50MM THICK) MANHOLE COVERS AND FRAMES TO BE CASTLE FROM MEDIUM DUTY GRADE 505 CIRCULAR OR RECTANGULAR TO EN 124 IN NON TRAFFICED AREAS.
  11. ALL CEMENT USED IN THE CONSTRUCTION OF MANHOLES SHALL BE ORDINARY PORTLAND CEMENT (OPC) TO THE RELEVANT PROVISIONS OF BS 4027 CEM SPEC CL 2.15. 1A.
  12. PIPES SHALL BE LAID TO THEIR TRUE LINE AND LEVEL BY LASER OR BY SLOING EACH END AND MIDDLE.
  13. ALL SOFT SPOTS WITHIN PIPE TRENCHES SHALL BE REMOVED AND FILLED WITH TYPE 1 MATERIAL.
  14. ALL FILL MATERIAL SHALL BE CONSOLIDATED IN LAYERS NOT EXCEEDING 225MM.
  15. ALL IN SITU CONCRETE USED IN PIPE PROTECTION TO BE MIN. C20/25.
  16. ALL EXISTING SERVICES IN AREA OF DRAINAGE WORKS TO BE IDENTIFIED, LOCATED BY HAND-DUG TRIAL HOLE METHODS AND DISCONNECTED OR DIVERTED AS REQUIRED, IN ACCORDANCE WITH ALL SERVICE PROVIDER APPROVAL AND METHODOLOGY PROCEDURES.

- GENERAL**
- Site boundary
  - Existing public foul water sewer to remain
  - Existing public foul water sewer to be abandoned/removed
  - Existing public surface water sewer to remain
  - Existing public surface water sewer to be abandoned/removed
- Foul WATER**
- Proposed private foul water drain
  - Proposed adopted foul water sewer
  - Adopted foul water sewer diverted under S185 application
- SURFACE WATER**
- Proposed private surface water drain
  - Proposed adopted surface water sewer
  - Adopted surface water sewer diverted under S185 application

**DRAINAGE NOTES:**

Proposed site impermeable area: 5300m<sup>2</sup>

**Surface water:**  
Site investigation report for the subject site on page 21 states the below:  
*From reviewing the preliminary exploratory logs and based on findings of previous investigations it is considered that due to the of made ground across the site soakaway drainage is unlikely to be feasible at the site.*

There are no watercourses located nearby therefore, surface water is discharged off site via control chamber utilizing vortex control device into the existing onsite adopted surface water sewer.  
Proposed discharge rate for all storm up to 1 in 100 y + 40% CC and urban creep allowance is 5.0 l/s as per Developer Enquiry Response from Severn Trent Water (ref. 1033260). Due to site size constraints, surface water is attenuated within sewers and within offline private cellular attenuation tank.

**Foul water:**  
Foul water from the proposed development is discharging at 2 discharge points: dwellings fronting Pear Tree Lane are proposed to discharge into the existing onsite adopted foul water sewer which will need to be diverted as a part of the development.

Due to site topography, remaining dwellings are proposed to discharge via a new adopted foul water sewer towards the back of site, then in northern direction to connect to existing adopted foul water sewer located within the Paddock.

REV.	AMENDMENTS:	SK	CHK	RS	DATE:
1	First Issue				07/10/2022
PROJECT: PEAR TREE LANE COSELEY, WILLENHALL					
DRAWING TITLE: ENGINEERING LAYOUT					
CLIENT: W13 DEVELOPMENTS					
DRAWING NUMBER: S3778_C0102					
REVISION:	SHEET SIZE:	SCALE:			
	A1	1:250			
STATUS: PRELIMINARY					
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