

For continuation see sheet 2

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing.
Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Legend:

- Development Boundary
- Finished Floor Level
- Proposed SW rodding eye & drain
- Proposed SW inspection chamber
- Proposed private road gully
- Proposed linear drainage channel
- Proposed FW mini access chamber
- Proposed FW inspection chamber & drain
- Proposed adoptable foul water sewer and manhole
- Proposed adoptable surface water sewer and manhole
- Proposed foul water dragout connection
- Proposed surface water dragout connection
- Permeable surfacing for private drives / shared driveways. ACOgullies still shown on indicated in the event of failure of permeable surfacing

Notes:

- This drawing is to be read in conjunction with all engineering drawings, standard details and specifications for this job.
- This drawing has been prepared for house drainage purposes only, and must not be used for house setting out.
- All drains and connections to be 100mm diameter, unless shown otherwise.
- This drawing is schematic for clarity, and where possible drains should be laid within 2m of houses, and connections kept as short as possible.
- Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
- All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
- House levels are Finished Floor Levels (F.F.L's).
- Figures quoted next to inspection chambers / rodding eyes are invert levels, in metres AOD.
- Private footpaths are to be laid with a crossfall to allow drainage to soft landscaped areas.
- Where possible all drainage runs shall be kept a minimum of 4.0m from any existing tree that is to be retained.
- All drainage design is subject to technical approval, no connections shall be made to any public sewer without written consent from the drainage authority.
- The location of R.W.P's and wasteS.V.P's are subject to confirmation by the Architect / Services Engineer.

All private drainage to be 100mm diameter unless stated otherwise.

All ACO drains to be placed behind edging kerb on private land - not public highway.

Private drainage subject to change following receipt of foundation types for plots

Appropriate land drainage design required for properties with level thresholds due to M4(2) requirements.

RWPs may need adjusting to suit plot drainage design.

Rev	Date	Amendment	Drawn	Chd	Appd
P6	03.02.26	Updated to latest layout Rev Z4, added ACO at patio doors where garden fall towards house	PO	MAR	
P5	08.01.25	Updated to suit Staffordshire County council elements adding in External and Contours	JA	MAR	
P4	14.07.25	Updated to suit layout Rev Y received 04.07.25	LS	MAR	
P3	25.03.25	Updated to suit layout Rev W received 19.03.25	LS	MAR	
P2	06.05.25	Updated to suit layout Rev W	LS	MAR	
P1	26.11.24	First Issue	DS	MAR	



CIVILS, STRUCTURES, HYDROLOGY

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Client:



PERSIMMON

Project Title: Ayr Road Phase 2 Cheadle

Status: DETAILED DESIGN

Drawing Title: Private Drainage Sheet 1 of 2

Drawn	Date	Checked	Date	Approved	Date
DS	NOV 24	MAR	NOV 24		
Scale	Orig	Scale	Dimensions		
1/250	A0		40-21-01		

Project No: 882655

Drawing No: 882655 | LDE | DR | D | 40-21 | P6

Project No: Orig: Val: Rev: Lev: Loc: Type: Role: Draw No:

Scale 1:250

0 2.5 5 7.5 10 12.5m

The details provided on this drawing are subject to comments by all the relevant approving authorities. Until such time as all comments have been received and incorporated onto the drawings, all the information provided and costing's, are used at Persimmon Homes risk and no liability will be accepted by RSK. Scheme based on Layout ARCH/PL/PH2 Rev Z4