



**NOTES**

- DO NOT SCALE FROM THIS DRAWING.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS AND SITE CONDITIONS AND LEVELS INCLUDING EXISTING INVERT LEVELS, BEFORE COMMENCING WORKS.
- THE CONTRACTOR IS TO CHECK THE LEVELS OF EXISTING SEWERS BEING ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL OTHER DRAWINGS, ENGINEERING DETAILS, SPECIFICATIONS AND ANY OTHER DOCUMENTS, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENT PROVIDED ANY ADVICE ON CONSTRUCTION BEING THE ADVICE OF THE ABOVE.
- ALL LEVELS ARE IN TERMS OF THE BS datum.
- FINAL CONNECTION INVERT LEVELS ARE TO BE CONFIRMED IN ORDER TO ACHIEVE DESIGN.

**KEY**

- 00.00 PROPOSED FINISHED FLOOR LEVEL
- RETAINING WALL (HEIGHT SHOWN DOES NOT INCLUDE HEIGHT OF BOUNDARY WALLS OR FENCES)
- UNDERBUILD (ADDITIONAL BELOW OPC LEVEL)
- STEPS (NUMBER SHOWN)
- SPOT LEVEL
- LANDSCAPED BATTER MAXIMUM 1:2
- SURFACE WATER SEWERS
- FOUL WATER SEWERS
- HIGHWAY GULLY
- ADAPTABLE FOUL INSPECTION CHAMBER <3.0m DEEP WITH LATERAL DRAIN (100m UNLESS SHOWN OTHERWISE)
- ADAPTABLE FOUL INSPECTION CHAMBER REFERENCE AND INVERT LEVEL
- ADAPTABLE STORM INSPECTION CHAMBER <3.0m DEEP WITH LATERAL DRAIN (150m UNLESS SHOWN OTHERWISE)
- ADAPTABLE STORM INSPECTION CHAMBER REFERENCE AND INVERT LEVEL
- PRIVATE FOUL ACCESS CHAMBER <0.6m DEEP WITH 100mm PIPE
- PRIVATE STORM INSPECTION CHAMBER <3.0m DEEP WITH LATERAL DRAIN (150m UNLESS SHOWN OTHERWISE)
- PRIVATE GULLY WITH 100mm PIPE
- PRIVATE ROOFING EYE WITH 100mm PIPE
- ADD DRAIN OR SIMILAR APPROVED
- PROPOSED LAND DRAINAGE

**DRAINAGE NOTES**

- ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8001 AND RELAYING SECTIONS OF APPROVED DOCUMENT 4 OF THE BUILDING.
- THE CONTRACTOR IS TO CHECK THE LEVELS OF EXISTING SEWERS BEING ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.
- PRIVATE HOSE DRAINAGE SHALL BE FLEXIBLE JOINTED PLASTIC OR CLAY PERFORATED CHAMBER UNLESS SHOWN OTHERWISE.
- ALL CONNECTIONS FOR HOUSE DRAINAGE SHALL BE 100mm UNLESS NOTED OTHERWISE. THE 100mm SHALL BE 100mm BENEATH THE LEVEL OF FOOTPATH/ROADWAY. ALL CONNECTIONS WHEN Laid SHALL BE PLACED PROTECTED AS ACCESSIBLE SOAKAWAY BENEATH THE LEVEL OF FOOTPATH/ROADWAY. ALL DRAINAGE LATERALS FROM THE ADAPTABLE DRAINAGE SYSTEM TO BE 100mm DIA. UNLESS CONNECTED TO THE HEAD OF A -
- FOR PRIVATE GRASS WHERE COVER TO PIPES IS LESS THAN 300mm IN REAR OF BUILDING OR SOAKAWAY IN OTHER AREA PROTECTION IN THE FORM OF A 100mm THICK CONCRETE PAD SHALL BE PROVIDED OVER THE PIPE GRASSLAND SURROUND.
- WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS LATERALS SHALL BE PROVIDED OVER THE WALL FOUNDATION SHALL BE SURROUNDED WITH 100mm THICKNESS OF IRREGULAR MATERIAL. MINIMUM LATERALS SHALL BE 100mm THICKNESS OF IRREGULAR MATERIAL. SHALL BE Laid DOWN BELOW THE FOOTING OF THE PIPE.
- PRIVATE DRAINAGE TO NOT EXCEED 100mm DEEP. PLASTIC OR CLAY ACCESS FITTERS SHALL BE PROVIDED. PRIVATE DRAINAGE IN INSPECTION CHAMBERS SHALL BE 100mm UNLESS SHOWN OTHERWISE. IN INSPECTION CHAMBERS ARE TO BE 100mm BELOW OPC LEVEL AND 50mm CHAMBERS AND ROOFING EYES TO BE 100mm BELOW OPC.
- ALL GULLIES AND RAINWATER DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE ACCESSIBLE.
- HOUSE LEVELS SHOWN ARE OPC AND ADJACENT GARAGE FLOORS ARE TO BE 100mm UNLESS SHOWN OTHERWISE. LEVELS IN DRAINAGE ACCESS POINTS ARE INDICATED.
- WHERE POSSIBLE, DRAINAGE RUNS SHOULD BE Laid AT A MINIMUM OF 1:100 FROM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR FUTURE EXTENSION.
- ALL DRAINAGE SHALL BE Laid UPSTREAM AND DOWN RUN BETWEEN MANHOLES SHALL BE Laid COMPLETE PRIOR TO BACKFILLING. WHERE THIS IS NOT PRACTICAL, THE LATERALS SHALL BE Laid IN OTHER MANNER OF EXISTING THE LINE AND LEVEL OF SERVICES SHALL BE CARRIED OUT PRIOR TO WORKS COMMENCING.
- ALL DRAINAGE CONNECTIONS ARE TO DISCHARGE TO THE COLLECTIONS COLLECTOR, AND IN THE DIRECTION OF THE MAIN FLOW.
- ALL LOW SPOTS ON HARDSTANDING AREAS TO HAVE 100mm GULLIES/ACD.
- ALL ADAPTABLE INSPECTION CHAMBERS LOCATED WITHIN SOFT UNDEVELOPED OR PROPOSED (NON VEHICULAR ACCESS) AREAS TO HAVE 800mm COVERS. ANY LOCATED WITHIN AREAS AVAILABLE TO VEHICULAR LOADING TO HAVE 1000mm COVERS.
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**DOWN NOTES:**

- DEVELOPER MUST SELF-TEST AND CERTIFY THAT THE DESIGN CRITERIA, MATERIALS, DIMENSIONS AND WORKMANSHIP SPECIFICATIONS FOR THE PROPOSED ADAPTABLE SEWERS ARE IN ACCORDANCE WITH THOSE SET OUT IN BS 8001 UNLESS SHOWN OTHERWISE. THE 17th EDITION AND REQUIREMENTS OF DOWN AS THE STATUTORY SEWERAGE UNDERLIES.
- COMPLETION OF THE DESIGN ADOPTION AGREEMENT, A SECTION 106 APPLICATION TO COMPLY WITH THE REQUIREMENTS OF THE ACT, THE WORKS MAY BE UNDERTAKEN BY A 100% ACCREDITED CONTRACTOR COMPLYING WITH DOWN ACCREDITED PRACTICE.
- ALL ADAPTABLE SEWERS OR LATERAL DRAINS ARE TO BE Laid AT A MAXIMUM GRADIENT OF 1:5. WHERE SITE LAYOUT DICTATES A GRADIENT OF 1:5 IS NOT POSSIBLE, THE GRADIENT SHALL BE 1:10. ALTHOUGH STEEPER GRADIENTS ARE PREFERRED, AND SHOULD BE PROVIDED WHERE PRACTICABLE.

**APPROVED ONE CHASE WELLS WATER PLASTIC PIPE SYSTEMS ARE AS FOLLOWS:**

- WELLS MINIMUM 100mm
- UPPER LITERARY SYSTEM
- DOWN LITERARY SYSTEM
- POLYPROPYLENE - RIGIDIFIER (400mm-600mm and 750mm-900mm)

PLEASE NOTE THAT THE INSTALLER MUST BE ACCREDITED WITH THE BRITISH PLASTICS FEDERATION (BPF).

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12.07.23	DRAINAGE ADDED TO SUIT REVISED LAYOUT.
2	09.11.23	ENGINEERING UPDATED TO SUIT REVERSED LAYOUT.
3	09.11.23	FLAT DRAINAGE ADDED TO DRAINAGE.
4	09.11.23	ENGINEERING UPDATED TO SUIT REVERSED LAYOUT.
5	13.01.20	WALLS DRAINAGE ADDED AND SITE LEVELS UPDATED.

Project: **Barons Cross Leonminster**

Client: **PERSIMMON**

Drawing: **Engineering Layout Sheet 3 of 7**

Scale: 1:250 @ A0 Date: October 2019 Drawn by: JF

Drawing No: **10264-100-03** Rev: **E**

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Orig Status: **FOR TENDER**