	Drainage Feature	Responsible for Maintenance	Specification
	S104 surface water sewer, chambers and headwalls	Independent Water Networks	Clay/Concrete pipework, Concrete/Brick chambers, Concrete headwalls
	S104 foul water sewer and chambers	Independent Water Networks	Clay/Concrete pipework, Concrete chambers
	S38 highway drains/gullies	Leicestershire County Council	Clay pipework, Concrete chambers, Concrete gully pots
	Existing foul water sewer	Severn Trent Water	As per existing
	Existing surface water sewer	Severn Trent Water	As per existing
	Proposed Highway Culverts	Leicestershire County Council	Concrete Box Culverts, Concrete headwalls
	Existing Ditches/Watercourses	Riperian Landowner	Open Watercourses, Ditches
	Proposed SuDs Features	Management Company	Landscaped Ponds. 150mm Topsoil with Grass Seed

ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED

DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT CONSULT THE ENGINEER

NOTE: ALL INFORMATION IS PRELIMINARY AND SUBJECT TO DETAILED DESIGN

GENERAL NOTES

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SITE LAYOUT PROPOSALS DRAWN BY ARCHIAL ARCHITECTS AND THE TOPOGRAPHICAL SURVEY UNDERTAKEN BY PHOENIX SURVEY SERVICES LTD.

2. PRIOR TO COMMENCEMENT OF DRAINAGE WORKS THE CONTRACTOR MUST CHECK THE EXACT LINE AND LEVEL OF THE TIE IN MANHOLES/OUTFALLS. DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.

3. PIPE LASER READINGS MUST NOT BE ISSUED FROM DESIGN DRAWINGS. INVERT LEVELS MUST BE CHECKED AT EACH CONSTRUCTED MANHOLE AND LASER READINGS ADJUSTED TO SUIT MINOR DISCREPANCIES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF THE NEXT PIPE RUN.

4. ANY DISCREPANCIES, OF WHATEVER NATURE, MUST BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OR CONTINUATION OF ANY FURTHER WORKS.

5. ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS 2000, 'PART H', 'DRAINAGE AND WASTE DISPOSAL'. (1ST APRIL 2002)

6. UNLESS OTHERWISE STATED, ALL PRIVATE DRAINAGE RUNS SERVING TWO OR MORE PROPERTIES TO BE 160Ø SN4 POLYSEWER. PRIVATE DRAINAGE RUNS SERVING SINGULAR PROPERTIES TO BE 110Ø SN4 POLYSEWER UNLESS OTHERWISE STATED. 110Ø PIPES SHOULD NOT BE LAID FLATTER THAN 1 IN 80 AND 160Ø PIPES NO FLATTER THAN 1 IN 150. DRAINS TO BE NO STEEPER THAN 1 IN 15 WITHOUT FIRST CONSULTING THE ENGINEER.

7. ALL PRIVATE BUILDING DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

8. PIPES WHICH RUN ADJACENT TO BUILDINGS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PART H, CLAUSES 2.23 TO 2.25 AND DIAGRAM 8.

9. ALL PRIVATE MANHOLES AND INSPECTION CHAMBERS SITUATED IN AREAS SUBJECT TO VEHICULAR LOADING TO HAVE CLASS B125 COVERS AND FRAMES TO BS EN124 AND THOSE NOT SUBJECT TO VEHICULAR LOADING TO HAVE CLASS A15 COVERS AND FRAMES.

10. ALL DRAINS LOCATED IN THE VICINITY OF EXISTING OR PROPOSED TREES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NHBC PRACTICE NOTE 3.

11. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL BUILDING DRAINAGE IS CONSTRUCTED CORRECTED AND ALL MANHOLE COVERS ARE SUITABLY FIXED TO THE FRAMES.

12. IN THE EVENT EXISTING LAND DRAINAGE IS ENCOUNTERED ON SITE THE ENGINEER MUST BE CONTACTED IMMEDIATELY. THE DRAINAGE MUST BE RE-CONNECTED AT A SUITABLE LOCATION.

13. ALL PROPOSED LEVELS ON THIS DEVELOPMENT WILL BE SUBJECT TO PLANNING CONSENT/AGREEEMENT. ANY DEVIATION FROM PROPOSALS MUST BE DISCUSSED WITH THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.

14. WHERE DRIVEWAYS FALL TOWARD GARAGE DOORS SUITABLE DRAINAGE MUST BE PROVIDED. STEEL LINEAR DRAINAGE CHANNELS OR SIMILAR PREFERRED.

15. DRIVEWAYS TO BE NO STEEPER THAN 1 IN 12 FOR THE FIRST 5 METRES BEYOND THE HIGHWAY OR AS DICTATED BY THE LOCAL HIGHWAY AUTHORITY.

16. NO LOOSE BOUND AGGREGATE TO BE USED WITHIN 5 METRES OF THE HIGHWAY OR AS DICTATED BY THE LOCAL HIGHWAY AUTHORITY.

17. GARDEN GRADIENTS TO BE A MAXIMUM OF 1 IN 10. BANKING WORKS MAY BE USED IN SELECTED AREAS WITH SUITABLE CONSTRUCTION MATERIAL. PLEASE REFER TO ENGINEERING LAYOUTS FOR FURTHER INFORMATION.

18. CONCRETE PIPE SURROUND TO BE USED ON ALL PIPEWORK WITH LESS THAN 1.2 METRES OF COVER.

19. ALL CONCRETE AND CEMENT PRODUCTS TO USE SULPHATE RESISTING CEMENT

20. IT IS THE CLIENT/COTRACTORS RESPONSIBILITY TO ENSURE ALL BURIED SERVICES ARE LOCATED PRIOR TO CONSTRUCTION AND IMMEDIATELY BEFORE COMMENCING ANY EXCAVATION WORKS ON SITE.

21. ALL ADOPTABLE DRAINAGE WORKS TO BE INSPECTED ON SITE BY THE WATER AUTHORITY INSPECTOR. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND 'SEWERS FOR ADOPTION 6TH EDITION' THE LATER WILL TAKE PRECEDENT.

22. PRIVATE BUILDING DRAINAGE WORKS TO BE INSPECTED ON SITE BY NHBC/BUILDING CONTROL AND BUILT IN ACCORDANCE WITH THE INSPECTORS RECOMMENDATIONS SHOULD THEY DEVIATE FROM WHAT IS SHOWN ON THIS PLAN.

23. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH AND SAFETY AT WORK ACT 1974, AND CDM REGULATIONS 2007. THE CONTRACTOR WILL BE DEEMED TO HAVE ALLOWED FOR FULL COMPLIANCE, INCLUDING FULL LIAISON WITH THE CDM CO-ORDINATOR, WITHIN THEIR RATES.

REV	DESCRIPTION	DATE	BY
-	-	-	-

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT
LOWER GRANGE FARM
MARKFIELD
LEICESTERSHIRE

DRAWING TITLE:
SuDs AND DRAINAGE MAINTENANCE PLAN

DRAWING SCALE:
1:1000 @ A1

DRAWN BY:	CHECKED BY:
MH	-
DRAWING STATUS:	DRAWING DATE:
CONSTRUCTION	12/04/2024
DRAWING NUMBER:	DRAWING REVISION:
MFD02_09_810_01	-

TECHNICAL DEPARTMENT

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