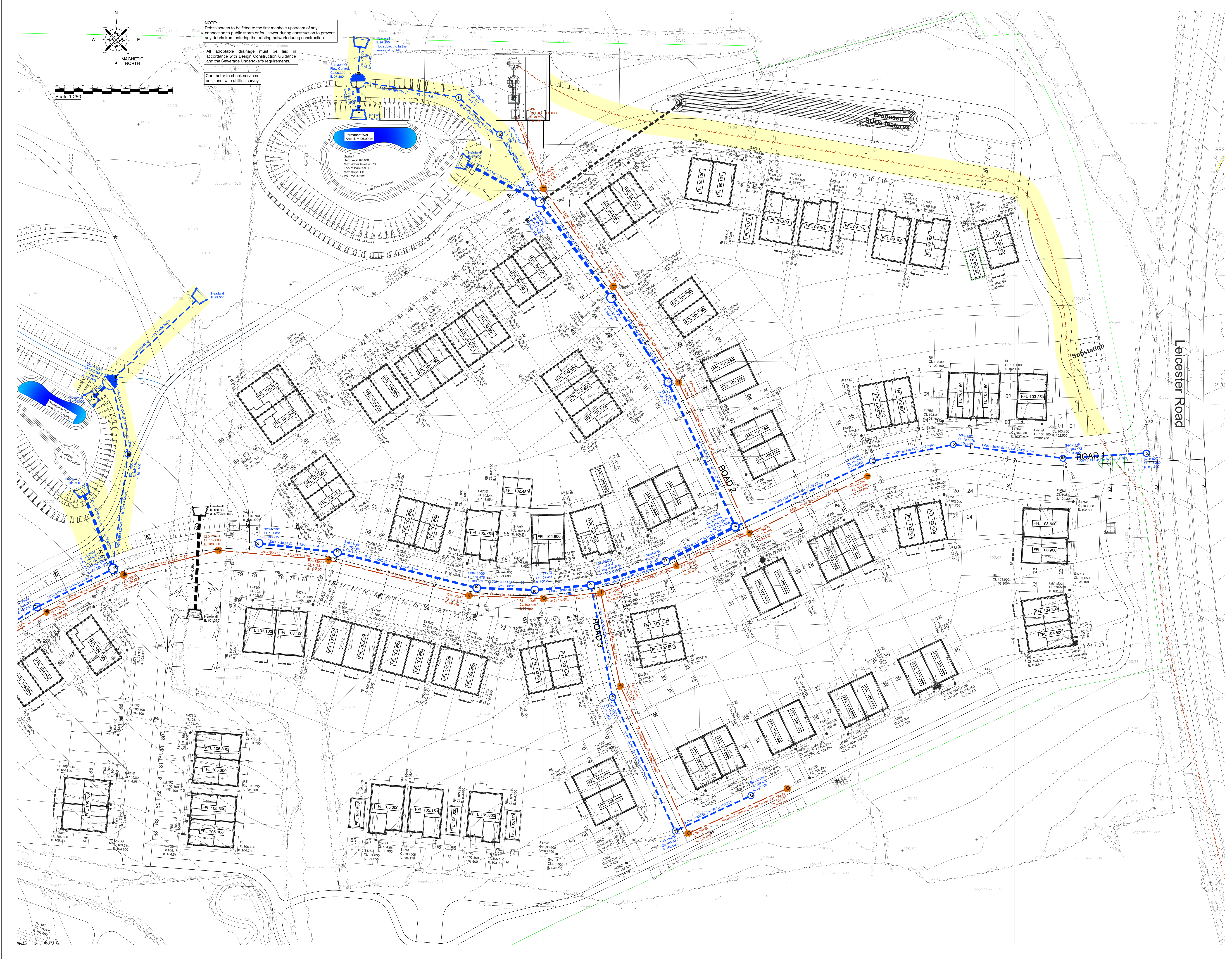




Notes

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Drawings must not be scaled. Work to figured dimensions only.

- Due to a change in legislation on 1st October 2015, there could be formally private sewers which have transferred over to the responsibility of the Sewerage Undertaker. If such sewers are located on site during construction works, please contact the Sewerage Undertaker to ensure that a Section 185 Agreement can be proposed to divert these sewers.
- The survey information used in the preparation of this drawing is not warranted. The contractor shall check all dimensions and levels on site.
- This drawing must be read in conjunction with the site investigation report. Before work commences contractor should consult the engineer and the SUDS report regarding any contamination issues. All necessary health and safety measures to be taken.
- Before work commences, the contractor shall liaise with all Statutory Authorities to determine the exact location of all apparatus and take all precautions deemed necessary to locate, collect and where necessary divert such equipment.
- This drawing is intended to be approved by Local Authority Building Control. Sewerage Undertaker must be informed of all works. Any works undertaken prior to the completion of the proposed works shall be undertaken in accordance with the Building Regulations Part H and BS EN 752.
- Before work commences, the contractor shall liaise with all Statutory Authorities to determine the exact location of all apparatus and take all precautions deemed necessary to locate, collect and where necessary divert such equipment.
- The contractor shall check all dimensions and levels on site.
- Setting out to be confirmed by the architect.
- Prior to commencing work on the drainage, all existing drains, sewers, manholes and culverts to remain shall be located, identified and a CCTV condition survey carried out. Where necessary, protection to the existing drainage infrastructure shall be provided.
- All existing sewers and manholes abandoned due to the proposed works are to be after removed, and suitably backfilled or grouted in place.
- Drainage pipes shall be laid in accordance with the Building Regulations Part H and BS EN 752. All existing drainage levels, diameters & locations need to be checked on site prior to any drainage works, and any discrepancies need to be reported back to the Engineer.
- Cover levels for manholes are approximate only and should be adjusted to match surrounding levels.
- All manholes and drainage covers shall comply with BS EN 124. Manhole covers with black painted areas and buildings shall be removed. Cover strengths to be Class D400 in heavily trafficked areas (roads, service yards).
- Class B125 in landscaped and non trafficked areas (min. 100mm dp frame).
- Class B125 in landscaped and non trafficked areas (min. 100mm dp frame).
- Pipes to be laid - Verified clay to BS EN 252 or Concrete to BS 5911 or UPVC pipes to BS EN 1401 or Thermoplastic Structure shall comply with BS EN 12201.
- All pipes to be laid with suitable bedding, unless noted otherwise.
- Where cover to pipes is less than 1200mm under eaves - concrete bed and surround to concrete protection shall be required.
- All pipe beneath buildings to be BS EN 12201. Where cover is less than 300mm the concrete to be cast through with the floor slab.
- Pipe manholes shall be supported by a frame. Openings to be sealed with a cast side with rigid sheet material.
- Pipes embedded in walls shall have joints formed within 150mm of either wall face. Adjacent corner pipes of max 600mm length with flexible joints shall continue the alignment.
- Pipe runs near Buildings:
If a trench is within 1m of a building it shall be filled with concrete up to the lowest level of the adjacent foundation. If a trench is greater than 1m from a building the trench shall be filled with concrete up to a level below the building near to the structure from the building base to the trench.
- For setting out of all pipes and manholes, see architect's notes.
- Verification shall be provided at the head of the foul drainage runs.
- Threshold drainage is required where levels fall towards a building entrance. Arching to confirm fit and required.
- Yard duty positions are indicative, should be adjusted on site to suit levels.
- All gully positions to suit base points and to be tapered.
- Root gully shall be trapped 4500 x 900mm deep with Class D 400 frame and gully to BS EN 124.
- Drainage channel detailed design to be undertaken by manufacturers. Alternative channels may be used, subject to Engineer approval.
- All concrete to drainage manholes, basins, surrounds etc. to be in accordance with the BRE specification 1 Concrete in aggressive ground. Refer to site investigation report for material requirements.
- All manholes, pipe trenches etc. to be backfilled with imported granular fill to Class 8/1 with chipping material (D90) Table 8/1 & compacted in accordance with Table 8/4.
- All pipelines shall be tested both before and after backfilling, using either air or water test, in accordance with BS EN 1610.
- Demarcation manholes and lateral drains need to be constructed in accordance with the Water UK/WRc 'Sewers for Adoption 4th Edition'.
- All notes to sewer, manholes being offered for adoption or on existing public sewers should be in accordance with 'Sewers for Adoption 4th Edition' and the Adopting Water Authority's recommendations.
- Requirement for Land Drains to be assessed on site by the Site Manager.

KEY

- Existing Storm Drain
- Existing Storm Drain Abandoned
- Existing Foul Drain
- Existing Foul Drain Abandoned
- Foul Drainage Offered for Adoption
- Foul Manhole Offered for Adoption
- Storm Drainage Offered for Adoption
- Storm Manhole Offered for Adoption
- Proposed Sewer Easement
- Site Boundary

REV	DATE	AMENDMENT	BY
A	14.01.2025	Update drainage proposals in line with latest hydraulic calculations	AJM

MUCKLOW & HARRIS

CONSULTING CIVIL & STRUCTURAL ENGINEERS

8 Arden Court,
William James Way,
Stoke-on-Arden, B80 3DF

t: 0121 771 0848
e: info@mucklowandharris.co.uk
w: www.mucklowandharris.co.uk

DRAWING STATUS: **PRELIMINARY**

CLIENT: **Vistry Partnerships**

PROJECT: **Leicester Road, Earl Shilton**

TITLE: **S104 Plan Sheet 1 of 2**

DATE	DRAWN
29.11.24	BPL

SCALE	SIZE	CHECKED
1:280	A0	DJH

DRAWING NUMBER	REVISION
24000-110	A