



General Notes

1. The Contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately, in writing, should any errors be found.
2. Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuance of any further works.
3. 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 the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
4. All private drainage works to be in accordance with the requirements of Building Regulations 2015, Part H, "Drainage and waste disposal". Pipes with less than 600mm cover to be protected in accordance with Part H, Diagram 11.
5. All pipes to be 100 or 110mm dia. and laid at 1 in 80 unless stated otherwise.
6. All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
7. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25.
8. All manholes and inspection chambers situated in areas subject to vehicular loading to have class D400 covers and frames to BS EN124 and those not subject to vehicular loading to have class A15 covers and frames.
9. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.
10. All existing land drains encountered on site during construction to be re-connected.
11. Should any departure from the slab level be considered, agreement shall be sought from the Engineer immediately and prior to commencement or continuance of any works, and should take full account of all restrictions to the slab level.
12. Where a drive slopes towards a garage there is to be a 20mm upstand to the garage slab.
13. All dimensions in metres unless otherwise stated.

KEY:

- Development Boundary
- Ø100 / Ø150mm Foul Water Drain (Ø100mm pipework unless otherwise shown)
- Foul Water Backdrop (bd)
- Ø320mm Foul Water Inspection Chamber (Maximum depth 0.9m)
- Ø450mm Foul Water Inspection Chamber (Maximum depth 3.0m & non-man entry required for depths > 1.2m)
- Ø100 / Ø150mm Storm Water Drain (Ø100mm pipework unless otherwise shown)
- Storm Water Backdrop (bd)
- Sealed Rodding Eye
- Storm Water Yard Gully
- Ø450mm Storm Water Inspection Chamber (Maximum Depth 3.0m & Non-man entry required for depths > 1.2m)
- Ø600mm Storm Water Catchpit Chamber (Must allow for 300mm deep sump)
- ACO Channel Drain (or similar approved)

P07	24.11.25	S16L replaced with S17L and connected to new S104 MH. Private drainage amended based on relocation of plots 27 & 40 and FFL repositioned as required.	BRM	-
P06	03.10.25	Dropped crossing removed from the front of plots 19/20.	BRM	-
P05	24.04.25	Drainage updated to suit parcel amendments to plots 18-31.	BRM	-
P04	27.03.25	Drainage updated to suit revised plot and road positioning.	BRM	-
P03	20.03.25	Private drainage updated to suit repositioned plots and mirroring of plots 25 and 28.	BRM	-
P02	17.02.25	Issued for approval.	BRM	-
P01	25.01.25	Amendments	By	Chk



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Client

1 ALLISON HOMES

Project
MAIN STREET
STANTON UNDER BARDON

Drawing Title
PRIVATE DRAINAGE
SHEET 1 OF 2

Status

FOR APPROVAL

Scale	Drawn	Checked	Date
1:250 @ A1	BRM	-	25.01.25

Drawing Number	Revision
24005-BMC-25-XX-DR-C-530	P07

Scale Bar
1:250


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Health and safety symbols refer to reference numbers indicated on Designers Risk Assessment number: 24005-BMC-24-XX-HS-C-0001

Health & Safety Information Key

 Used to provide design specific safety information that may not be obvious to a competent contractor but may be useful

 Used to restrict/prevent a possible action, e.g. stop construction traffic from entering an area

 Used to warn of significant design hazards, adding recommendations

 Used to encourage a positive action, e.g. use of robust protection for inspection chambers