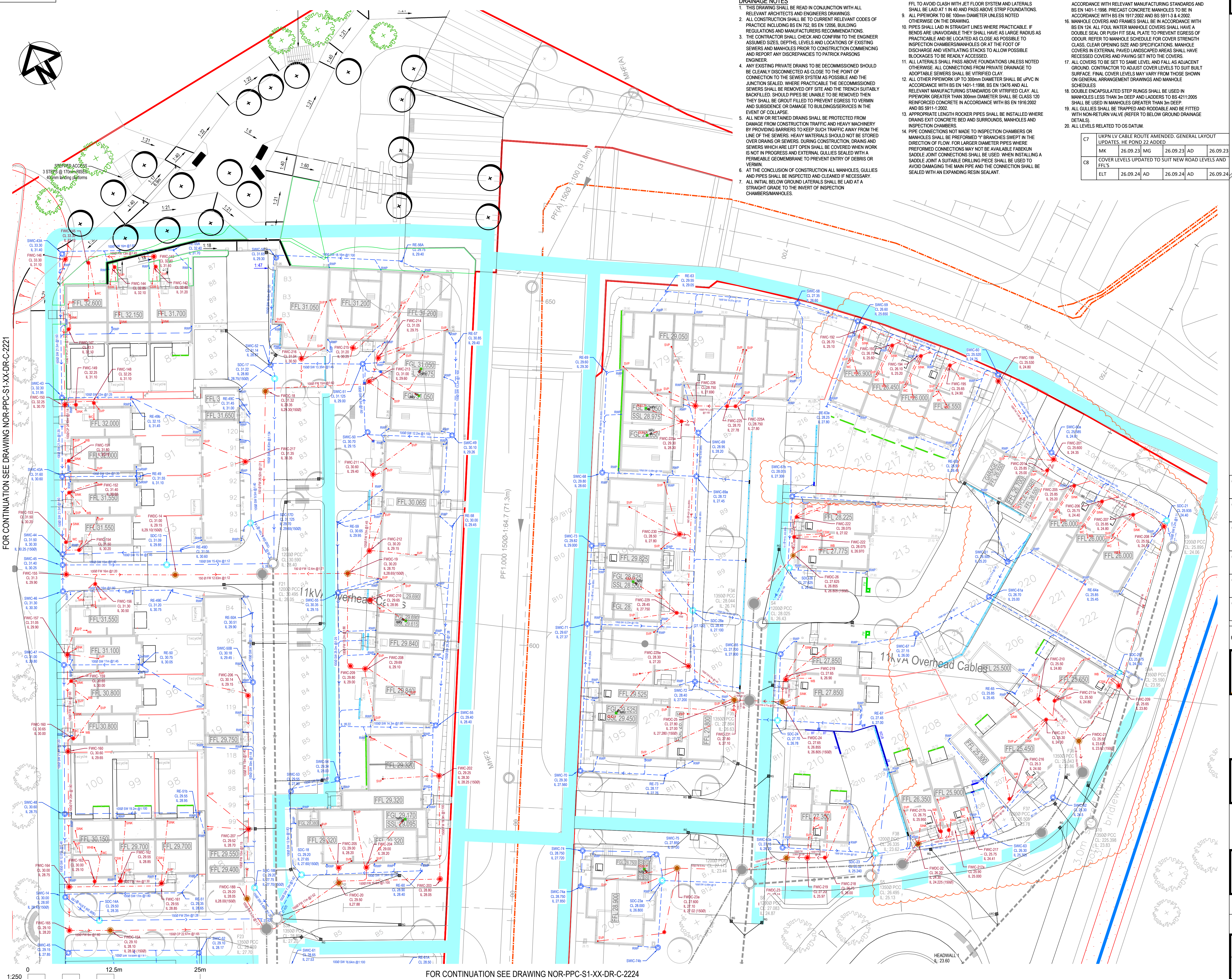




1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
2. ALL CONSTRUCTION SHALL BE TO CURRENT RELEVANT CODES OF PRACTICE INCLUDING BS EN 752, BS EN 12056, BUILDING REGULATIONS AND MANUFACTURERS RECOMMENDATIONS.
3. THE CONTRACTOR SHALL CHECK AND CONFIRM TO THE ENGINEER ASSUMED SIZES, DEPTHS, LEVELS AND LOCATIONS OF EXISTING SEWERS AND MANHOLES PRIOR TO CONSTRUCTION COMMENCING AND REPORT ANY DISCREPANCIES TO PATRICK PARSONS ENGINEER.
4. ANY EXISTING PRIVATE DRAINS TO BE DECOMMISSIONED SHOULD BE CLEANLY DISCONNECTED AS CLOSE TO THE POINT OF CONNECTION TO THE SEWER SYSTEM AS POSSIBLE AND THE JUNCTION SEALED. WHERE PRACTICABLE THE DECOMMISSIONED SEWERS SHALL BE REMOVED OFF SITE AND THE TRENCH SUITABLY BACKFILLED. SHOULD PIPES BE UNABLE TO BE REMOVED THEN THEY SHALL BE GROUT FILLED TO PREVENT EGRESS TO VERMIN AND SUBSIDENCE OR DAMAGE TO BUILDINGS/SERVICES IN THE EVENT OF COLLAPSE.
5. ALL NEW OR RETAINED DRAINS SHALL BE PROTECTED FROM DAMAGE FROM CONSTRUCTION TRAFFIC AND HEAVY MACHINERY BY PROVIDING BARRIERS TO KEEP SUCH TRAFFIC AWAY FROM THE LINE OF THE SEWERS. HEAVY MATERIALS SHOULD NOT BE STORED OVER DRAINS OR SEWERS. DURING CONSTRUCTION, DRAINS AND SEWERS WHICH ARE LEFT OPEN SHALL BE COVERED WHEN WORK IS NOT IN PROGRESS AND EXTERNAL GULLIES SHALL BE COVERED WITH A PERMEABLE GEOMEMBRANE TO PREVENT ENTRY OF DEBRIS OR VERMIN.
6. AT THE CONCLUSION OF CONSTRUCTION ALL MANHOLES, GULLIES AND PIPES SHALL BE INSPECTED AND CLEANED IF NECESSARY. ALL INITIAL BELOW GROUND LATERALS SHALL BE LAID AT A STRAIGHT GRADE TO THE INVERT OF INSPECTION CHAMBERS/MANHOLES.
7. ALL SVP AND SS INVERTS WITHIN HOUSES SHALL BE 50mm BELOW FFL TO AVOID CLASH WITH JET FLOOR SYSTEM AND LATERALS SHALL BE LAID AT 1 IN 40 AND PASS ABOVE STRIP FOUNDATIONS.
8. ALL PIPEWORK TO BE 100mm DIAMETER UNLESS NOTED OTHERWISE ON THE DRAWING.
9. PIPES SHALL LAID IN STRAIGHT LINES WHERE PRACTICABLE. IF BENDS ARE UNAVOIDABLE THEY SHALL HAVE A LARGE RADIUS AS PRACTICABLE AND BE LOCATED AS CLOSE AS POSSIBLE TO INSPECTION CHAMBERS/MANHOLES OR AT THE FOOT OF DISCHARGE AND VENTILATION STACKS TO ALLOW POSSIBLE BLOCKAGES TO BE READILY ACCESSED.
10. ALL LATERALS SHALL PASS ABOVE FOUNDATIONS UNLESS NOTED OTHERWISE. ALL CONNECTIONS FROM PRIVATE DRAINAGE TO ADAPTABLE SEWERS SHALL BE VITRIFIED CLAY.
11. ALL OTHER PIPEWORK UP TO 300mm DIAMETER SHALL BE UPVC IN ACCORDANCE WITH BS EN 1401-1:1998, BS EN 13476 AND ALL RELEVANT MANUFACTURING STANDARDS OR VITRIFIED CLAY. ALL PIPEWORK GREATER THAN 300mm DIAMETER SHALL BE CLASS 120 REINFORCED CONCRETE IN ACCORDANCE WITH BS EN 1916:2002 AND BS 5911-1:2002.
12. APPROPRIATE LENGTH ROCKER PIPES SHALL BE INSTALLED WHERE DRAINS EXIT CONCRETE BED AND SURROUNDS, MANHOLES AND INSPECTION CHAMBERS.
13. PIPE CONNECTIONS NOT MADE TO INSPECTION CHAMBERS OR MANHOLES SHALL BE PERFORMED BY BRANCHES SWEEP IN THE DIRECTION OF FLOW. FOR LARGER DIAMETER PIPES WHERE PREFORMED CONNECTIONS MAY NOT BE AVAILABLE FABRUKIN SADDLE JOINT CONNECTIONS SHALL BE USED. WHEN INSTALLING A SADDLE JOINT A SUITABLE DRILLING RECE SHALL BE USED TO AVOID DAMAGING THE MAIN PIPE AND THE CONNECTION SHALL BE SEALED WITH AN EXPANDING RESIN SEALANT.

14. ALL POLYPROPYLENE INSPECTION CHAMBERS TO BE UPVC IN ACCORDANCE WITH BS EN 1917:2002 AND BS 5911-3 & 4:2002.
15. MANHOLE COVERS AND FRAMES SHALL BE IN ACCORDANCE WITH BS EN 124. ALL Foul WATER MANHOLE COVERS SHALL HAVE A DOUBLE SEAL OR PUSH FIT SEAL PLATE TO PREVENT EGRESS OF ODOUR. REFER TO MANHOLE SCHEDULE FOR COVER STRENGTH CLASS, CLEAR OPENING SIZE AND SPECIFICATIONS. MANHOLE COVERS IN EXTERNAL PAVED LANDSCAPED AREAS SHALL HAVE RECESSED COVERS AND PAVING SET INTO THE COVERS.
16. ALL COVERS TO BE SET TO SAME LEVEL AND FALL AS ADJACENT GROUND. CONTRACTOR TO ADJUST COVER LEVELS TO SUIT BUILT SURFACE. FINAL COVER LEVELS MAY VARY FROM THOSE SHOWN ON GENERAL ARRANGEMENT DRAWINGS AND MANHOLE SCHEDULES.
17. DOUBLE ENCAPSULATED STEP RUNGS SHALL BE USED IN MANHOLES LESS THAN 3m DEEP AND LADDERS TO BS 4211:2005 SHALL BE USED IN MANHOLES GREATER THAN 3m DEEP.
18. ALL GULLIES SHALL BE TRAPPED AND RODDABLE AND BE FITTED WITH NON-RETURN VALVE (REFER TO BELOW GROUND DRAINAGE DETAILS).
19. ALL LEVELS RELATED TO OS DATUM.

C7	UKPN LV CABLE ROUTE AMENDED. GENERAL LAYOUT UPDATES. HE POND 22 ADDED	26.09.23	MG	26.09.23	AD	26.09.23
C8	COVER LEVELS UPDATED TO SUIT NEW ROAD LEVELS AND FFL'S	26.09.24	AD	26.09.24	AD	26.09.24

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF PATRICK PARSONS LTD.
2. DO NOT SCALE FROM THIS DRAWING.
3. ALL DIMENSIONS TO BE CHECKED ON SITE AND CO-ORDINATE WITH RELEVANT ARCHITECT'S DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS IN mm UNLESS NOTED OTHERWISE.
5. ALL LEVELS IN METERS.
6. STRUCTURAL SIZES HEREON SHALL NOT BE MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS & SPECIFICATIONS.



LEGEND

- SITE BOUNDARY
- SW PRIVATE DRAINAGE PIPE, DIAMETER, SIZE AND GRADIENT.
- SW PRIVATE DRAINAGE PIPE, DIAMETER, SIZE AND GRADIENT.
- LAND DRAIN FILTRATING / SOAKAWAY TO GROUND
- SW INSPECTION CHAMBER
- FW INSPECTION CHAMBER
- FW SHALLOW INSPECTION CHAMBER
- SW DEMARCATION CHAMBER
- FW DEMARCATION CHAMBER
- RVP
- SVP, SS, SW, WB
- SW RODDING EYE
- ASSUMED 1.8m SERVICE STRIP TO BE CONFIRMED
- TREE ROOT PROTECTION
- UKPN SUBSTATION CABLE ROUTES

SEE ABOVE TO REVISION CONTINUATION

C6	MINOR AMENDMENTS TO FOUL DRAINAGE	21.07.23	MG	21.07.23	AD	21.07.23
C5	UPDATED TO SUIT S104 DRAINAGE UPDATE	16.05.23	MG	16.05.23	AD	16.05.23
C4	UKPN DIVERSION ROAD UPDATED. EXISTING OVERHEAD CABLES SHOWN & UKPN SUBSTATION CABLE ROUTES ADDED.	02.02.23	MG	02.02.23	AD	02.02.23
C3	S104 DRAINAGE LAYOUT UPDATED.	23.01.23	MG	23.01.23	AD	23.01.23
C2	COACH HOUSE ROAD UPDATED - MH COVERS REVISED. TREE LOCATIONS UPDATED.	28.10.22	MG	28.10.22	AD	28.10.22
C1	CONSTRUCTION ISSUE	15.09.22	MG	15.09.22	AD	15.09.22

REFER TO PREVIOUS REVISIONS FOR HISTORY

REV.	REVISION NOTE/COMMENT	DRW BY	DATE	CHK BY	DATE	APP BY	DATE
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