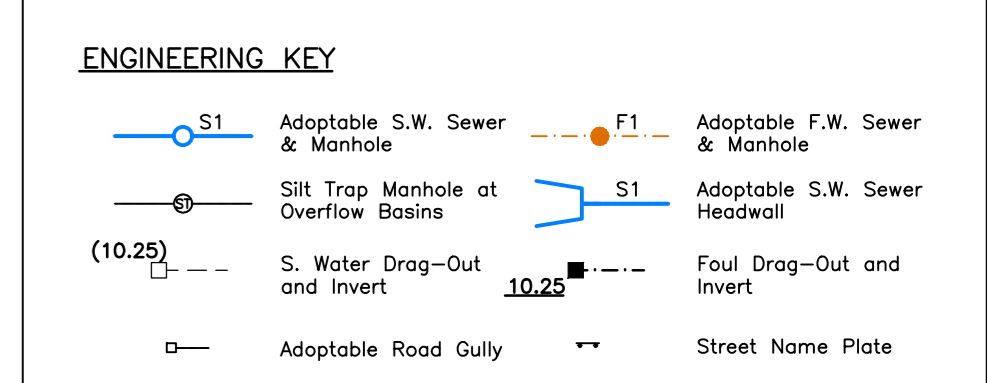


**WARNING TO HOUSE-PURCHASERS**  
 Property Maintenance Act 1995  
 Buyers are warned that this is a working drawing and is not intended to be treated as a descriptive matter. It is intended to be used in conjunction with the contract of sale and any other documents referred to in the contract. The contents of this drawing may be subject to change at any time and alterations and variations may occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. It is the contents of this drawing constitute a contract, part of any contract or warranty.

**RELEVANT LEGISLATION**  
 1. All adaptable drawings shall be in accordance with the provisions of the Building Regulations 2010, Part 3, BS EN 12052 and BS EN 12053, where applicable, and BS EN 12054, where applicable.

- United Utilities Standard details to be used are:**
- SNE/19/001A Workable Type 1
  - SNE/19/002A Workable Type 2 and Invert Access Detail
  - SNE/19/003A Gully Manhole Detail for Small Diameter Pipes (Type 4)
  - SNE/19/004A Gully Manhole Detail for Large Diameter Pipes (Type 4)
  - SNE/19/005A Flow Control Manhole Detail
  - SNE/19/006A Flow Control Manhole Detail - Restricted Headroom (less than 2.0m) - For Pipe Sizes 400mm and above
  - SNE/19/007A Flow Control Manhole Detail
  - SNE/19/008A Flow Control Manhole Detail - Standard Detail
  - SNE/19/009A Flow Control Manhole Detail - Standard Detail
  - SNE/19/010A Flow Control Manhole Detail - Standard Detail
  - SNE/19/011A Flow Control Manhole Detail - Standard Detail
  - SNE/19/012A Flow Control Manhole Detail - Standard Detail
2. All pipe work shall be Extra Strength (Class) to BS 205 and BS 45 (EN pipes only).
  3. All pipe work shall be in Class 125 in accordance with BS EN 12052 Part 1, BS EN 12053 and BS EN 12054.
  4. All adaptable drawings to be based on Class 5 granular surround unless otherwise stated.
  5. All concrete manholes and soakaway rings, concrete cover slabs and gullies to be manufactured to BS EN 12052 and BS EN 12053.
  6. Ring Water to be Back Polyethylene Pipes comply to BS EN 12244-2. Polyethylene fittings, including tees, joints, and end-caps shall comply with BS EN 12244-2.
  7. All levels shall be Ordinance Datum. Contractor to ensure that this drawing is read in conjunction with the site specific Topographical Survey provided by Barratt Manchester and the Benchmark information provided.
  8. This drawing is to be read in accordance with all other relevant drawings.
  9. The contractor shall be responsible for ensuring that any existing levels indicated on the drawings are correct before work commences.
  10. All proposed connections to the sewer shall be 150mm unless otherwise stated.
  11. All private drainage channels shall be 150mm and all gully connections shall be 150mm at a minimum gradient of 1:80 unless otherwise stated and laid in accordance with Part 3 of the Building Regulations.
  12. Runoff from private surfaces shall not discharge across the highway. Gullies or channels shall be provided as appropriate to prevent this.
  13. Street crossings shall be provided at the sewer target points of all junctions.
  14. Plans shall be provided from construction during the construction period when excavation work in the pipe may make them vulnerable to damage.
  15. In-situ CBR tests of the road formation level are to be carried out to determine the depth of pavement construction required. This is to be approved by the highway authority prior to construction of the road pavement.
  16. Contractor to ensure that all drainage is within the curbside of the plot they are working on where possible and inspect cover height within buildings where possible.
  17. Contractor to provide United Utilities with sufficient notice prior to commencement of sewer works on their inspection telephone number, Tel: 0845 602 0000.
  18. Contractor to obtain all necessary highway opening notices from the relevant Local Authority, obtain approval to work on United Utilities Sewerage Systems, obtain approval to install manholes from the Environment Agency for any works affecting a watercourse.



**FLOW CONTROL DETAILS**

MH Ref.	Specification
S110	Crown Flow Control Device to be Supplied by Crown Water Systems, Tel: 01344 856 956, Ref: 110. 425mm Ø1 Flow Control Unit, Head=1.70m, Flow=156.7 l/s.
S324	Crown Flow Control Device to be Supplied by Crown Water Systems, Tel: 01344 856 956, Ref: 110. 200mm Ø1 Flow Control Unit, Head=3.20m, Flow=42.4 l/s.
S414	Crown Flow Control Device to be Supplied by Crown Water Systems, Tel: 01344 856 956, Ref: 110. 187mm Ø1 Flow Control Unit, Head=2.6m, Flow=26.6 l/s.

REV	DESCRIPTION	DATE	DRAWN
D	Updated to planning layout revision 5	04.03.19	CD
C	Full drainage and level designs revised	11.02.19	CD
B	-	-	-
A	Revised from Proposed FFL dwg to Engineering Layout	-	-

**BARRATT HOMES**  
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 Tel: 0161 872 0161  
 Fax: 0161 855 2828

Job: Chippings Lane Phases 2 & 3			
Title: Engineering Layout			
Design By: FB	Date: 15.10.18	Drawing Number: 459/ED/102	Rev: D
CAD By: FB	Scale: AO 1:500		