



The Contractor is to check and verify in conjunction with the Architects details of setting out points, building and site dimensions, levels and sewer invert levels of connection points and ensure that they are fully compliant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standards and any other relevant legislation. The Contractor is to ensure that all work is carried out in accordance with the approved design. This drawing is not intended to show details of ground conditions or ground constraints. Each area of ground relied upon to support any structure, building or works must be investigated by the Contractor and any areas of formation for said structure which are not in accordance with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, when applicable. Any suspected full ground or ground constraints are to be further investigated by a suitable geotechnical expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert. Where existing trees are shown to be retained they should be subject to a full arboricultural inspection by a suitably qualified arborist as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable. If this drawing and the existing works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for inaccuracies made by other persons.

**GENERAL NOTES**

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the Engineer prior to commencement of works.

**ADOPTABLE ROADS AND SEWERS**

- Roads, footways and parking bays which form part of the highway to be adopted under Section 38 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
- Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Sewerage Sector Guidance (SSG) "Design & Construction Guidance" with any amendments specified by the Adopting Water Authority.
- All pipes to be used in adoptable sewerage shall be either clayware to BS EN 295 or concrete to BS EN 1916 and BS 5911: Part 1 with Class 5 bedding unless otherwise stated. With approval of the Adopting Authority solid wall concrete external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 13476 may be used.
- Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTP Type 1 material.
- Where cover to a pipe is less than 1200mm under adoptable carriageway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTP Type 1 material. Where concrete bed and surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each pipe joint.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
- Positions of existing services/utility undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

**Drainage Legend:**

**General**

45.30 Proposed Finished Floor Level

45.25 Proposed Garage Slab Level

Site Boundary

**Adoptable Drainage**

S104 SW Sewer & MH

S104 SW Manhole Ref. (Cover & Invert Levels)

S104 FW MH

Proposed S38 Gully & Connection (To be retained)

S104 Sewer Easement

**Existing Drainage**

Existing Foul Sewer

Existing Storm Sewer

Existing Storm Water MH

Existing Foul Water MH

Existing Manhole Ref. (From Top Survey)

**Proposed Sewer Diversions**

Surface Water Sewer Diversion

Surface Water Diversion Manhole Ref. (Cover & Invert Levels)

Foul Water Sewer Diversion

Foul Water Diversion Manhole Ref. (Cover & Invert Levels)

Existing Sewer to be Abandoned

Existing Watercourse Diversion

Existing Watercourse Diversion Manhole Ref. (Cover & Invert Levels)

E	Drainage strategy amended to previous basin design & amended earthworks removed.	27.08.21	LJ
D	Drainage strategy updated to suit revised floodplain compensation proposals, attenuation basin levels and location updated.	03.06.21	RA
C	Flood compensation area added, site boundary updated.	01.02.21	RA
B	Updated to latest layout, sewer diversion route amended to suit, low flow channel and sediment forebays added.	25.01.21	RA
A	Watercourse diversion added.	25.01.21	RA
-	First Issue	24.01.21	RA

Rev.	Description	Date	By
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Drawing Status

**SCHEMATIC**

Drawings are subject to Detailed Design, United Utilities and Lancashire County Council approval as part of ongoing consultations and design checks. Amendments may therefore be requested.

Client

**REDROW**

Project

Neddy Lane  
Billington

Title

Drainage Strategy Plan

**BANNERS GATE**

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