



This drawing is to check and verify in conjunction with the Architects details of all setting out points, building and site dimensions, levels and sewer invert levels at 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 with all aspects with current building regulations. (When amended)

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure (including drainage) must be investigated by or within the ground should be further investigated by a suitable 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 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.

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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 205 or concrete to BS EN 1916 and BS 5911. Part 1 with Class 3 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 fibreglass 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 undertakes 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

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

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 Drainage

- Existing Foul Sewer
- Existing Storm Sewer
- Existing Storm Water MH
- Existing Foul Water MH
- Existing Manhole Ref. (Taken from Topo Survey)
- Existing Watercourse
- Existing Watercourse Diversion Manhole Ref. (Cover & Invert Levels)

Site Boundary

Rev.	Description	Date	By
C	Flood compensation area added, site boundary updated.	RA	01.02.21
B	Updated to latest layout, sewer diversion route amended to suit, low flow channel and sediment forebays added.	RA	25.01.21
A	Watercourse diversion added.	RA	25.01.21
-	First Issue	RA	24.01.21

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

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Drawn RA

Checked

Drawing

20023 - DS01 C