



- WARNING TO HOUSE-PURCHASERS**
Property Misdescriptions Act 1991
- Buyers are warned that this is a working drawing and is not intended to be treated as definitive material descriptions in relation to any particular property or development. The contents of this drawing may be subject to change at any time and alterations and variations can 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. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.
- ENGINEERING NOTES**
- All adoptable drainage works have been designed and are to be constructed in accordance with 'Sewers for Adoption, 4th Edition', and United Utilities 'Guidance for Sewer for Adoption 4th Edition'. Where specification conflicts, UK guidance shall prevail.
 - United Utilities Standard details to be used are:
 - SNG/19/02/04 Manhole Type 1
 - SNG/19/02/04 Manhole Type 2 and Invert Access Detail
 - SNG/19/02/04 Shallow Manhole Detail for Small Diameter Pipes (Type 4)
 - SNG/19/02/04 Shallow Surface Water Manhole Detail - Braced Invert (less than 2.0m) - For Pipe Sizes 450mm and Above
 - SNG/19/02/04 Fine Control Manhole Detail
 - SNG/19/02/04 External Backstop Detail
 - SNG/19/02/04 Pipe Bedding Detail
 - SNG/19/02/04 Variable Manhole - Guidance Notes
 - SNG/19/02/04 Headwall Type 1 and Typical Outlet Gully Detail
 - SNG/19/02/04 Typical Outlet Details Type 1 & Type 2
 - All day pipe work shall be Extra Strength Clayware to BS 200 and BS 65 (SM pipes only).
 - All precast concrete pipework shall be Class 120 in accordance with BS591 Part 1, BS EN 1916 and bear the BS mark.
 - All concrete manholes and soakaway rings, concrete cover slabs and Cui to be manufactured to BS EN 1917 and BS 591 Part 3.
 - All adoptable drainage to be installed in Class 3 granular surround unless otherwise stated.
 - Rising Mains to be Black Polyethylene Pipes complying to BS EN 1224-2. Polyethylene fittings, including fusion joints, and electro-fusion fittings shall comply with BS EN 1224-2.
 - All levels refer to Ordnance Datum. Contractor to ensure that the drawing is read in conjunction with the site specific Topographic Survey provided by Barratt Homes and the Benchmark information provided.
 - This drawing is to be read in accordance with all other relevant drawings.
 - The contractor shall be responsible for ensuring that any existing level indicators on the drawings are correct before work commences.
 - All proposed connections to the sewer shall be 150mm unless stated otherwise.
 - All private house drainage shall be 100mm and all drop-out connections shall be 150mm at a minimum gradient of 1:80 unless otherwise stated and set in accordance with Part 9 of the Building Regulations.
 - Runoff from paved surfaces shall not discharge across the highway. Gullies or channels shall be provided as appropriate to prevent this.
 - Open crossings shall be provided at the inner tangent points of all junctions.
 - Pipes shall be protected from concentrated loading by construction traffic during the construction period when surfacing cover to the pipe may not be in place.
 - Wells shall be installed to Ordnance Datum. Contractor to ensure that the drawing is read in conjunction with the site specific Topographic Survey provided by Barratt Homes and the Benchmark information provided.
 - Contractor to provide United Utilities with sufficient notice prior to commencement of Sewer works on their respective telephone number: 0161 852 8000.
 - Contractor to obtain all necessary Highway opening notices from the relevant Local Authority, obtain approval to work on United Utilities Sewerage Schemes, obtain approval to method statement from the Environment Agency for any work affecting a watercourse.
 - All materials adopted by MDC to have a minimum 150mm 15M concrete surround to full depth.

ENGINEERING KEY

—○—	Adoptable S.W. Sewer	—○—	Adoptable F.W. Sewer & Manhole
—○—	Existing S.W. Sewer	—○—	Existing S.W. Sewer Inverted Section
—○—	Proposed Route	—○—	F.W. Drop-Out and Invert
—○—	S.W. Drop-Out and Invert	—○—	Adoptable Road Gully

FLOW CONTROL DETAILS

MH Ref.	Specification
S13	Hydrobolske Optimum Flow Control Device Ref: MD-SHE-0278-5000-2000-5000 Head=2.0m, Flow=50.0 l/s

A Updated to Planning Layout PL02 Revision 12	04.09.19	CD
REV/DESCRIPTION	DATE	DRAWN


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Job Chipping Lane Longridge			
Title Flood Route Plan			
Design By CD	Date 14.11.16	Drawing Number 459/ED/34	Rev A
CAD By CD	Scale 1:500 @ A0		