



General Private Drainage Notes:

1. This drawing is to be read in conjunction with all relevant Architects drawings and project specifications.
2. All drainage works shall be carried out in accordance with the relevant parts of BSEN 752 'Drains and Sewer Systems Outside Buildings', the current Building Regulations and the Local Authority Building Control specifications and requirements.
3. The location, size and depth of all existing drains/sewers and services shall be established and confirmed by the contractor prior to commencement of works on site. Any discrepancies from the information indicated on these drawings shall immediately be brought to the attention of the engineers.
4. All pipes shall be laid with soffits level u.n.o. All manhole/inspection chamber invert levels shown are for the outlet pipe u.n.o. All pipe runs shall be laid to the levels indicated.
5. All private foul and surface water pipes to be 100mm unless stated otherwise. With minimum falls to comply with Building Regulations Part H.
6. All RWP's & SVP's connections to be 100mm dia (unless specified otherwise by the Architect). Road gully connections to be 150mm dia.
7. All RWP's, SVP's and connections are shown indicatively or to the latest Architects drawings. Position of down pipes must be confirmed from Architects drawing before laying underground pipework. All down pipes should be provided with a roddable access point above the FFL.
8. All private foul laid within 1m from tree canopies and hedges to have concrete bed and surround.
9. Filled ground or soft spots must be excavated, backfilled and consolidated before any drainage works are carried out.
10. No water should be allowed to discharge from any private drives onto the adoptable highways. All private gullies and channel drainage positions shown may vary to suit on site working conditions.
11. Manhole chambers greater than 1.2m deep to be fitted with a 350mm access reducer as per table 11 of Building Regulations Part 'H'.
12. Do not scale from this drawing.

P1	PRELIMINARY - FOR APPROVAL	APW	APW	07/21
Rev	Revision	Drn	App	Date
SHIELDS WILSON e: info@shieldswilson.co.uk t: 01775 729252 STRUCTURAL AND CIVIL ENGINEERING				
Status	PRELIMINARY			
Client	HIGHGROVE HOMES			
Project	RESIDENTIAL DEVELOPMENT COB GATE, WHAPLODE, LINCOLNSHIRE			
Title	PROPOSED LEVELS & FOUL DRAINAGE PLAN			
Date	JULY '21	Scale @A1	Drawing No.	Rev
Appr		1:250	20-142/100	P1