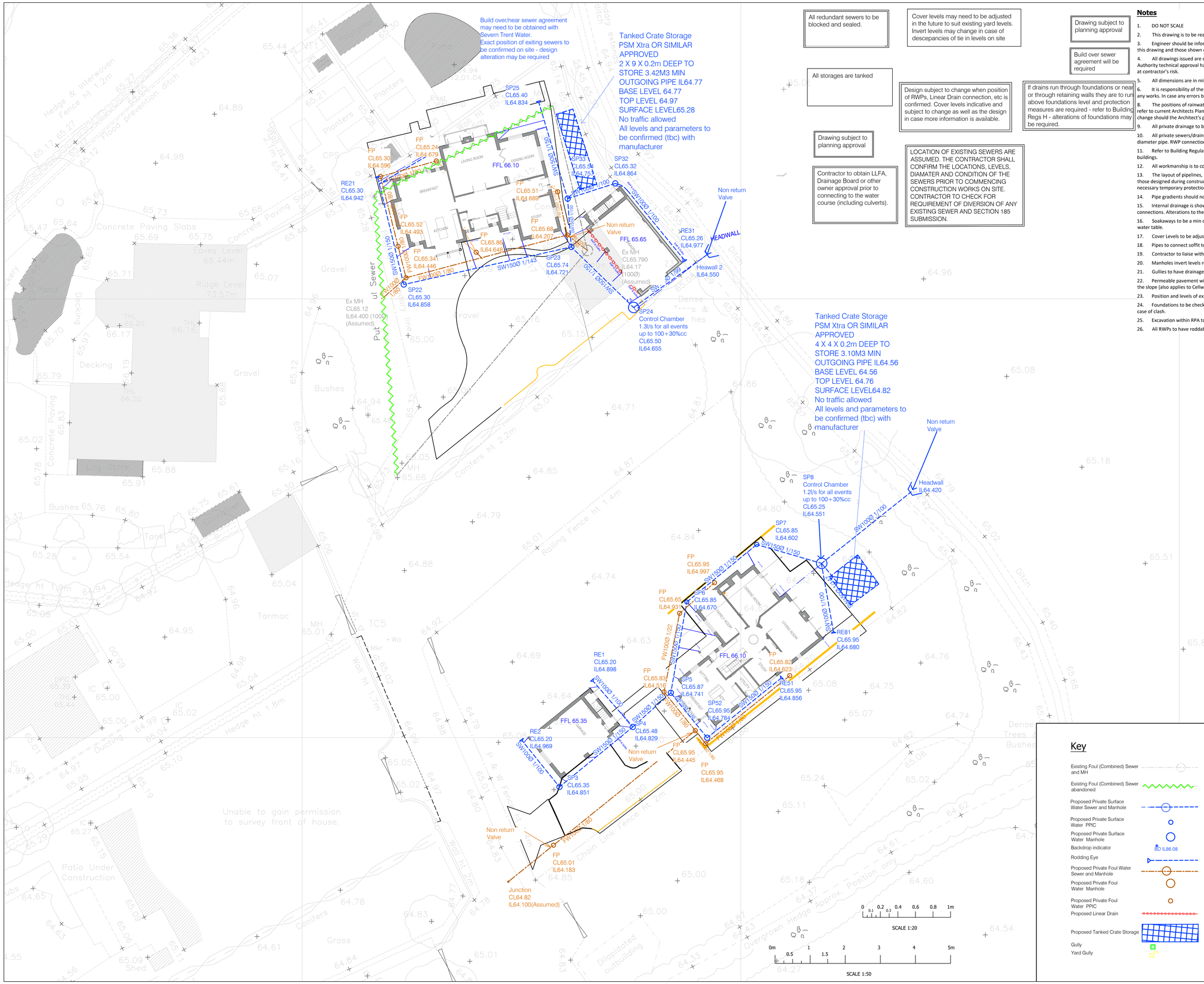


All redundant sewers to be blocked and sealed.

Cover levels may need to be adjusted in the future to suit existing yard levels. Invert levels may change in case of descepancies of tie in levels on site

Drawing subject to planning approval

Build over sewer agreement will be required

All storages are tanked

Design subject to change when position of RWPs, Linear Drain connection, etc is confirmed. Cover levels indicative and subject to change as well as the design in case more information is available.

If drains run through foundations or near or through retaining walls they are to run above foundations level and protection measures are required - refer to Building Regs H - alterations of foundations may be required.

Drawing subject to planning approval

Contractor to obtain LLFA, Drainage Board or other owner approval prior to connecting to the water course (including culverts).

LOCATION OF EXISTING SEWERS ARE ASSUMED. THE CONTRACTOR SHALL CONFIRM THE LOCATIONS, LEVELS, DIAMATER AND CONDITION OF THE SEWERS PRIOR TO COMMENCING CONSTRUCTION WORKS ON SITE. CONTRACTOR TO CHECK FOR REQUIREMENT OF DIVERSION OF ANY EXISTING SEWER AND SECTION 185 SUBMISSION.

Notes

1. DO NOT SCALE
2. This drawing is to be read together with all other relevant design information.
3. Engineer should be informed PRIOR to construction on site if there is any conflict between the details indicated on this drawing and those shown on other drawings the.
4. All drawings issued are deemed to have Preliminary status and NOT for construction until from the relevant Authority technical approval has been obtained. Commencement of site work before such approval obtained is entirely at contractor's risk.
5. All dimensions are in millimetres unless otherwise stated.
6. It is responsibility of the Contractor to check all tie-ins for line and level with existing prior to commencement of any works. In case any errors be found The Engineer should be notified immediately in writing.
8. The positions of rainwater pipes and soil & vent pipes, etc on this drawing are understood to be indicative. Please refer to current Architects Plans' for location(s). All rainwater and soil and vent pipes to have rodding access. Design may change should the Architect's plan show inconsistent locations.
9. All private drainage to be constructed in compliance with Building Regulations Part H.
10. All private sewers/drains to be 100 mm diameter except, unless noted otherwise. Manhole IL is shown for largest diameter pipe. RWP connection sizes tbc when RWP layout is completed.
11. Refer to Building Regulations Part 'H' for details for pipes running through walls and pipe runs in proximity of buildings.
12. All workmanship is to comply with current British Standards.
13. The layout of pipelines, manholes etc. is designed for the permanent case only. Additional loads over & above those designed during construction work are not taken into account in design. The Contractor is responsible for any necessary temporary protection to ensure that drainage elements are not damaged during construction.
14. Pipe gradients should not be used for setting out purposes (as they are approximate only).
15. Internal drainage is shown as indicative only. Please see architects or M&E engineers drawings for in-house connections. Alterations to the design might be required when internal connections and RWPs confirmed.
16. Soakaways to be a min of 5 metres away from structures. Storage to be checked for buoyancy in case of high water table.
17. Cover Levels to be adjusted to final surface levels.
18. Pipes to connect soffit to soffit in Manholes, except control chamber and Aco systems.
19. Contractor to liaise with Statutory Undertakes for services diversion if required
20. Manholes invert levels refer to IL of the largest diameter pipe.
21. Gullies to have drainage capacity of min. 200m2 and suitable cover for the loads
22. Permeable pavement with slopes 3% or steeper should contain check dams at regular intervals perpendicular to the slope (also applies to Cellweb - refer to manufacturer details).
23. Position and levels of existing sewers to be confirmed.
24. Foundations to be checked for potential clash with drainage. Drainage or foundations may need to be altered in case of clash.
25. Excavation within RPA to be hand dig to NJUG Guidline to avoid damage to the roots.
26. All RWPs to have roddable access.

PRELIMINARY

P2	Alterations to drawings following Client comments	PK	BD	SS	03-09-2021
P1	Finalizing drawings following Client comments	PK	BD	SS	31-08-2021

CDM 2015

UNLESS NOTED OTHERWISE BELOW, AJS STRUCTURAL DESIGN (THE DESIGNER) HAS NOT IDENTIFIED ANY SIGNIFICANT RISK ASSOCIATED WITH THE DESIGN INTENT SHOWN ON THIS DRAWING WHICH COULD NOT BE MANAGED SAFELY BY A COMPETENT CONTRACTOR.

WHERE WE HAVE IDENTIFIED RISKS BELOW, REFER TO THE PROJECT RISK ASSESSMENTS ISSUED WITH DESIGN CALCULATIONS.

ELEMENT/OPERATION	IDENTIFIED HAZARDS
excavation	trench collapse
excavation	existing services
excavation	falling from heights
moving machines	being struck

WHERE THE ABOVE IS BLANK -
NO UNUSUAL RISKS HAVE BEEN IDENTIFIED

RISK LEGEND

COMPULSORY ACTION
PROHIBITIVE ACITON
INFORMATION
WARNING

Rev.	Revision Description	Drn			Date

Key

- Existing Foul (Combined) Sewer and MH
- Existing Foul (Combined) Sewer abandoned
- Proposed Private Surface Water Sewer and Manhole
- Proposed Private Surface Water PPIC
- Proposed Private Surface Water Manhole
- Backdrop indicator (BD IL86.08)
- Rodding Eye
- Proposed Private Foul Water Sewer and Manhole
- Proposed Private Foul Water Manhole
- Proposed Private Foul Water PPIC
- Proposed Linear Drain
- Proposed Tanked Crate Storage
- Gully
- Yard Gully

AJS STRUCTURAL DESIGN
62 Carter Street
Uttoxeter
Staffs. ST14 8EU
Tel: 01889 568056
Fax: 01889 569805

Client:
Holmwood Developments (Derby) Ltd
SOMME ROAD, ALLESTREE,
DERBYSHIRE, DE22 2NP

Title:
Drainage Layout
SKETCH

Drawn by:	Date:	Index No.:
PK	July 2021	

Scales:
1:200 Paper Size A1

Drawing No: A5379 - 140
Revision P2