

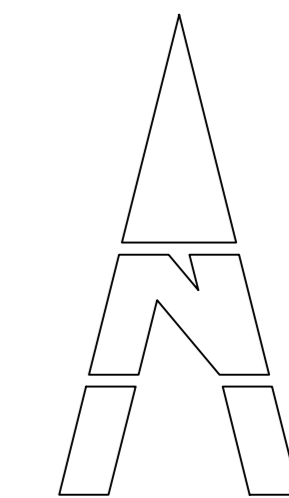
Warning to House Purchasers
Buyers are advised that this is a working drawing and the contents of this drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Purchasers or mortgage lenders may wish to request a professional inspection. Whilst every effort is made to ensure the drawings are up to date, there may be changes to the drawings or the site conditions. Purchasers are advised to check with the developer whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

ENGINEERING LAYOUT NOTES

1. All adaptable drainage works have been designed and set to be constructed in accordance with "Sewerage Sector Category A" (EN 12056-1 and EN 12056-2), and latest British Standards. Where specific standards, BS guidelines shall take precedence.
2. All clay pipe work shall be extra strength clayware to BS 295 and BS65 (EN 12056-1).
3. All precast concrete pipework shall be to Class 125 in accordance with BS5911-Part 1, BS EN 1916 and bear the BS 5911 mark.
4. All adaptable drainage to be bedded in Class 5 granular material unless otherwise stated on the drawings.
5. All concrete manhole and soakaway pipes, and concrete cover slabs to be manufactured to BS EN 1917 and BS5911-Part 1.
6. Manhole made to be black polyethylene pipes complying to BS EN 12444-2. Polyethylene fittings, including fusion joints, and electro-fusion fittings and comply with BS EN 12444-2.
7. All levels refer to Ordnance Datum. Contractor to ensure that this drawing is read in conjunction with the site specific topographical survey provided by Barratt Manchester and the benchmark information provided.
8. This drawing is to be read in accordance with all other relevant drawings.
9. The contractor shall be responsible for ensuring that any existing level levels indicated on the drawings are correct before work commences.
10. All proposed connections to the sewer shall be 150mm unless stated otherwise.
11. All private house drainage shall be 100mm and all drain-out connections shall be 150mm at a minimum gradient of 1:80 unless otherwise stated, and laid in accordance with Part H of the Building Regulations.
12. Sewer from private surfaces shall not discharge across the highway, gully or channel and be provided as appropriate to prevent this.
13. From cesspits shall be provided at the inner tangent points of all junctions.
14. Pipes shall be protected from concentrated loading by construction traffic during the construction period when insufficient cover to the pipe may be made from vehicle to damage.
15. Silt traps shall be provided at the end of the road network and on to be carried out to determine the depth of silt trap construction required. This is to be approved by Delphian County Council prior to construction of the road pavement.
16. Groundwater to ensure that all drainage be within the carriage of the pit they serve where possible and inspection covers laid while working when possible.
17. Contractor to provide Sewer Test Water with sufficient notice prior to commencement of sewer works on their inspection telephone number.
18. Contractor to obtain all necessary highway opening notices from Delphian County Council, obtain approval to work on United Utilities Sewerage System, obtain approval in writing from the Environment Agency and/or the Local Road Road Authority for any works affecting a watercourse.

ENGINEERING KEY

- S1 S104 Adaptable Surface Water, Sewer & Manhole
- Private Surface Water Drain-Out and Invert
- S1 S104 Adaptable Surface Water, Sewer & Manhole
- S104 Adaptable Road Gully
- F1 S104 Adaptable Foul Water Sewer & Manhole
- Private Foul Drain-Out and Invert
- Proposed Adaptable Foul Water Rising Main
- Proposed S104 Sewer Easement
- Proposed Adaptable Foul Water Pumpstation



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| P07 | Updated design to suit planning layout revision Rev 3 | 01.07.24 | CD |
| P06 | Updated design to suit planning layout revision Rev 2 | 27.06.24 | CD |
| P05 | Revised to pump station for the whole site | 14.02.24 | BAM |
| P04 | Updated design to suit planning layout revision N | 09.02.24 | BAM |
| Revision | Description | Date | Design By |

Project: **Hogshaw Farm, Buxton**

Client: **Preliminary Drainage Layout**

Drawn By: **CD** Date: **Feb 2024** Scale at A0: **1:500** Revision: **P07**

Project Number: **H8797 - BAH - XX** Project Name: **-XX-DR-CE-300001**

Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.

BARRATT
HOMES