

General Notes

1. All dimensions are in metres unless otherwise stated.
2. All levels are in metres.
3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
4. Do not scale from this drawing.

Drawing Key

- Site Boundary (taken from Site Layout referenced)
- Adoptable Section 104 foul water sewer with pipe diameter, gradient, pipe codes, lengths and manhole details
- Adoptable Section 104 surface water sewer with pipe diameter, gradient, pipe codes, lengths and manhole details
- Existing Infrastructure Foul Water Drainage
- Existing Infrastructure Storm Water Drainage
- Finished Floor Level
- Private Foul Drainage Route
- Proposed Contours and Level
- Existing Contours and Level
- Permeable Block Paved Parking Bay

Adoptable Drainage Notes

5. All adoptable drainage works shall be in accordance with Code for adoption guidance and adopting water company guidance notes.
6. All adoptable manhole covers shall comply with BS EN 124 in accordance with Code for adoption, clause 52.32.
7. Lateral manholes with a depth of less than 1.2m from cover to soffit shall have a chamber with a minimum internal diameter of 450mm.
8. Lateral manholes with a depth of more than 1.2m from cover to soffit shall have a chamber with a minimum internal diameter of 450mm, with a restricted access opening of 350mm for safety reasons.
9. All pipework with less than 1.2m cover in Highway or less than 0.9m cover in soft shall have a concrete protective cover able to adopting water company requirements.
10. Flow routes need to facilitate the potential route of flood flow in rainfall events exceeding the storm sewer design criteria, as required by Code for adoption. Flow routes shall be kept clear of permanent physical obstructions which may obstruct the flow of surface water and cause flooding.
11. Screen (gill) to be located in last manhole to prevent any debris/rubble from entering the existing network during construction.
12. All uncovered and shallow pipework to be protected against construction traffic as part of the contractors temporary works.
13. Manholes with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety device.
14. A Section 106 application and approval is required with the Adopting Water Company for all connections (including indirectly) to the existing public sewer network prior to any connection being made.
15. All pipe lengths and gradients are based on centre of manhole to centre of manhole.
16. The exact position, level, size and use of existing sewers to be confirmed on site and reported to the Engineer prior to the commencement of works.
17. All pipes are to be laid with level (sloft) or as indicated.
18. Trapped road gullies to be used for all gullies designed in shared parking areas.
19. No Infill covers and frames to be used on adoptable manholes.
20. Precast concrete manhole rings will not be cut under any circumstances. Other options will instead be utilised such as building up with concrete or brickwork to the top of the pipe.
21. Covers and frames should be kitemarked.
22. All pipes located within the carriageway are located at least 1m from the kerb. The manholes are located 0.5m from the kerb.
23. All manholes covers to be 875x475mm cover and frame to maintain clear 600x600mm access in accordance with BS EN 124 Class 1400 and embossed 'FW' or 'SW' as appropriate. All proposed manhole covers must comply with the Adopting Water Company's current Health & Safety Standards.

Health, Safety & The Environment

In accordance with the Construction (Design and Management) Regulations 2015, the designs and details on this drawing have been the subject of a Designers Risk Assessment, to identify risks in the construction, use or demolition of the scheme.

It is not considered necessary for Designers to highlight obvious and/or common risks (such as deep excavations, manual handling and working around heavy plant) which Contractors should be familiar with, and be able to control by good management and site practice.

So far as is reasonably practicable, the risks inherent in the design have been eliminated. Where it has been considered that elimination of a risk (or part of a risk) is not reasonably practicable, it has been reduced.

This drawing has been based/developed using the following external drawings					
Type	Company	Drawing date	Drawing title	Date received	Rev
Site Layout	Redrow Homes	August 2024	HT100293-MBC-22-ZZ-DR -A-0230-54-P1.4, Site Layout Plan	28.07.2026	P1.4
Adjacent Site Layout	Redrow Homes	August 2024	HT100293-MBC-22-ZZ-DR -A-0230-54-P1.1, Site Layout Plan	10.07.2026	-
Topographical Survey	Redrow Homes	August 2022	31498_R1_3D	03.07.2026	1
OS Data	Redrow Homes	August 2024	HT100293-MBC-22-ZZ-DR -A-0230-54-P1.1, Site Layout Plan	10.07.2026	-

Operation and maintenance requirements for pipes, gullies and manholes

Maintenance schedule	Required action	Record frequency
Regular maintenance	Inspect and identify areas that are not operating correctly. If required, take remedial action	Monthly for first 3 months and then six monthly
	Debris removal from catchment surface (where may cause risk to performance)	Monthly
	Remove sediment from pre-treatment structures (e.g. gullies)	Annually or as required
	Cleaning/jetting of annually, or as required, pipes and manholes	As required

Operation & Maintenance: Private Drainage

Pipe systems, inspections chambers, manholes and hydrobrake

Inspection chambers are provided at regular intervals, changes in direction, change in gradient and changes in pipe diameter. Access for maintenance is provided at inspection chamber/manhole positions.

Maintenance Schedule	Required Action	Recommended Frequency	Maintaining Company
Regular maintenance	Inspect and identify areas that are not operating correctly. If required, take remedial action	Monthly (for the first 3 months) then six monthly	Private
	Debris removal from catchment surface (where may cause risk to performance)	Monthly	
	Remove sediment from pre-treatment structures	Annually or as required	
	Cleaning/jetting annually, or as required, pipes, rodding eyes and manholes	As required	
	Inspect inlets, outlets and overflows for blockages and clear if required	Monthly	
	Check any periscopes and other mechanical devices	Annually	
Monitoring	Inspect (check) all part of pipes system, inspection chambers and hydrobrake to ensure that they are in good condition and operating as required.	Annually and after large storms	Private
Remedial actions	Repair/rehabilitation of inlets, outlets and overflows	As required	Private

Water Quality Management

Water quality management in accordance with document E26 of SUDs manual

Total SUDs mitigation index = mitigation index + 0.5 (mitigation index)

Residential Parcel

Pollution hazard index for different land use classification 26.2	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Residential Roofs	Very Low	0.2	0.05	
Individual property driveways, residential car parks, low traffic roads (eg cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) ie <300 traffic movements/day	Low	0.5	0.4	0.4

Strategic Infrastructure Mitigation (By Others)

Indicative SUDs mitigation indices for discharges to surface waters 26.3	Mitigation indices		
Types of SUDs Components	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Infrastructure Pond	0.7	0.7	0.5
Infrastructure Swale	0.5	0.6	0.6
Total SUDs mitigation index	0.95	1.0	0.85

Total SUDs mitigation index = mitigation index + 0.5 (mitigation index)

Total SUDs mitigation index > pollution hazard index therefore SUDs mitigation is appropriate as per in accordance with document E26 of SUDs manual



Northampton
Grand Union Works, Whilton Locks,
Daventry, Northamptonshire,
NN11 2NH
T: 01504 733111
Kettering, Milton Keynes, Poole & Leamington
E: mail@jppgroup.co.uk W: jppgroup.co.uk

Scale at A0	1:500	Drawn by	GL	Checked by	SWF	Date	July 2026
Status	FOR PLANNING	Project ref	32072	Drawing no.	204	Revision	

