

This drawing has been based/developed using the following external drawings					
Type	Company	Drawing date	Drawing title	Date received	Rev
Site Layout	Sidey Design	02/09/2024	Working 14-10-24	22/10/2024	
Topographical survey	Survey Solutions	29.06.2022	42018CVLS 01-02	29.06.2022	
OS Data	Ordnance Survey	19.12.2023	OS MAP EDIT	19.12.2023	
Existing Services	JPP Surveying	07.06.2024	28455Y_01	07.06.2024	
Landscaping	James Blake Associates	23.08.2024	23/231-01	28.08.2024	G

DRAWINGS HAVE NOT BEEN APPROVED, UNTIL THE DRAWINGS ARE APPROVED THE DESIGNS AND DETAILS SHOWN ON THIS DRAWING ARE SUBJECT TO CHANGE.

ANY WORKS UNDERTAKEN PRIOR TO TECHNICAL APPROVAL IS ENTIRELY AT THE CONTRACTORS' RISK

Section 106 Foul Water Outfall
Foul water to outfall into existing Thames Water foul water manhole subject to Section 106 approval.
Number of Plots: 10
CL: 157.485
IL: 154.290 (1500)

Pre-development enquiry has confirmed capacity to receive flow.

The contractor is to satisfy themselves of the line, level, type, pipe size and condition prior to starting works in accordance with the information provided. Contractor should notify the Engineer of any deviance from the information at least 4 weeks prior to works commencing on site.

Section 106 Surface Water Outfall
Surface water to outfall into new manhole built online of existing Thames Water foul water sewer subject to Section 106 approval.

Non-return valve to be installed upstream of outfall connection.

Flow rate: 1l/s
CL: 157.220
Assumed IL: 154.210 (1500) (interpolated from known upstream manhole at 1:150 gradient. Exact IL to be confirmed.)

Pre-development enquiry has confirmed capacity to receive a controlled flow of 1l/s.

The contractor is to satisfy themselves of the line, level, type, pipe size and condition prior to starting works in accordance with the information provided. Contractor should notify the Engineer of any deviance from the information at least 4 weeks prior to works commencing on site.

Excavation within Root Protection Area to be carried out under Arboricultural monitoring as per Maydencroft drawing "Appendix C - Tree Survey and Constraints Plan - MH8843-001 - July 2023". Root protection barrier required.



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

- ### Section 104 Notes
- All adoptable drainage works shall be in accordance with Code for adoption guidance and Thames Water's guidance notes.
 - All adoptable manhole covers shall comply with BSEN 124 in accordance with Code for adoption, clause E2.32.
 - 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.
 - 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.
 - All pipework with less than 1.2m cover in Highway or less than 0.9m cover in soft shall have a concrete protective cover slab to adopting water company requirements.
 - 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.
 - Screen/grill to be located in last manhole to prevent any debris/rubble from entering the existing network during construction.
 - All uncovered and shallow pipework to be protected against construction traffic as part of the contractors temporary works.
 - Manholes with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety device.
 - A Section 106 application and approval is required with Water Company for all connections (including indirectly) to the existing public sewer network prior to any connection being made.
 - All pipe lengths and gradients are based on centre of manhole to centre of manhole.
 - 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.
 - All pipes are to be laid with level soffit's or as indicated.
 - Trapped road gullies to be used for all gullies designed in shared parking areas.
 - No infill covers and frames to be used on adoptable manholes.
 - Protective concrete cover slabs to be used on pipes in non traffic area which doesn't achieve 0.9m cover level and 1.2 cover in traffic area.
 - 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.
 - Covers and frames should be kitemarked.
 - Pipes of different diameters entering the same manhole should be installed with soffits at the same level.
 - All pipes located within the carriageway are located at least 1m from the kerb. The manholes are located 0.5m from the kerb.
 - All manholes covers to be 675x675mm cover and frame to maintain clear 600x600mm access in accordance with BS EN 124 Class D400 and embossed FW or SW as appropriate. All proposed manhole covers must comply with Thames Water's current Health & Safety Standards.
 - Thermoplastics pipes, joints and fittings for gravity sewers shall comply with BS EN 1401-1:2019 (PVC-U)
 - as covered by point E2.21 of Sewerage Sector Guidance Appendix C 2023.
 - Thermoplastics structured wall sewer pipe shall comply with the relevant provisions of BS EN 13476-1 and WIS 4-35-01:2008 and BS EN 13476-2:2018 or BS EN 13476-3:2018.

Drawing Key

- Site boundary taken from Site Layout referenced.
- Adoptable Section 104 surface water sewer with manhole reference, cover level, invert level, and pipe details
- Private surface water sewer with manhole reference, cover level, invert level and pipe details
- Private surface water drainage.
- Private foul water drainage.
- Private road gully
- Existing site level
- Proposed level
- Finished floor level
- Section 104 sewer easement
- Existing Thames Water foul water sewer easement
- Tanked permeable Block paving
- Impermeable service strip
- Flood routing arrow
- Major signage - site boards warning pedestrians of detention basin
- "Nag" signage - to further warn pedestrians of detention basin
- Banking

Any construction undertaken prior to sign off by warranty provider is carried out at contractors risk

Rev	F	Updated to show Construction status	By	OW	Checked	JTW	21.01.2025
Rev	E	Amended to suit comments from Thames Water	By	PW	Checked	JTW	23.12.2024
Rev	D	Tree offset dimensions shown	By	PW	Checked	JTW	27.11.2024
Rev	C	Updated to suit comments from Thames Water	By	PW	Checked	JTW	26.11.2024
Rev	B	Updated to suit comments from Thames Water	By	PW	Checked	JTW	25.11.2024
Rev	A	Updated to suit latest site layout and to reflect Tender status.	By	MR	Checked	PW	11.11.2024

jpp

Northampton
Grand Union Works, Whilton Locks, Daventry
Northamptonshire, NN11 2NH
T: 01604 781811
Poole & Milton Keynes
E: mail@jppuk.net W: jppuk.net

- Infrastructure Design
- Structural Engineering
- Development Planning
- Professional Advice
- Geotechnical & Environmental
- Surveying

Client

Wheatley PLC

Project

Proposed Residential Development
Police Row
Therfield

Title

Section 104 Layout

Scale at A1	1:250	Drawn by	MR	Checked by	PW	Date	September 2024
Status	CONSTRUCTION	Project ref	28613	Drawing no.	104	Revision	F

JPP QA Document T07 R1