

Section 104 & Section 38 Notes

All adoptable drainage works are to comply with "Design and Construction Guidance (DCG)".

All works shall be to British Standards. The Contractor should refer to Sewer Sector Guidance Version 2.2 Appendix C for a full list of British Standards to which these works should comply. Any standard listed therein shall take precedence.

All levels on these drawings relate to an Ordnance Datum.

This drawing is to be read in conjunction with all other relevant drawings.

House drainage connections to sewers shall be minimum 100mm dia. Invert levels of dropout manholes with backstop connections, indicate the invert of the outflowing pipe.

House drainage to be kept within the plot curtilage which they serve, wherever possible.

The Contractor shall check all existing invert levels and pipe sizes prior to connection. Any discrepancies shall be brought to the attention of the designer prior to commencement of any connection works.

Road gully connections are to be 150mm dia. connecting either directly to manholes or to sewer runs using preformed junctions.

All connections to adoptable sewers shall be by manufactured junction pipes. Saddle connections are not permitted.

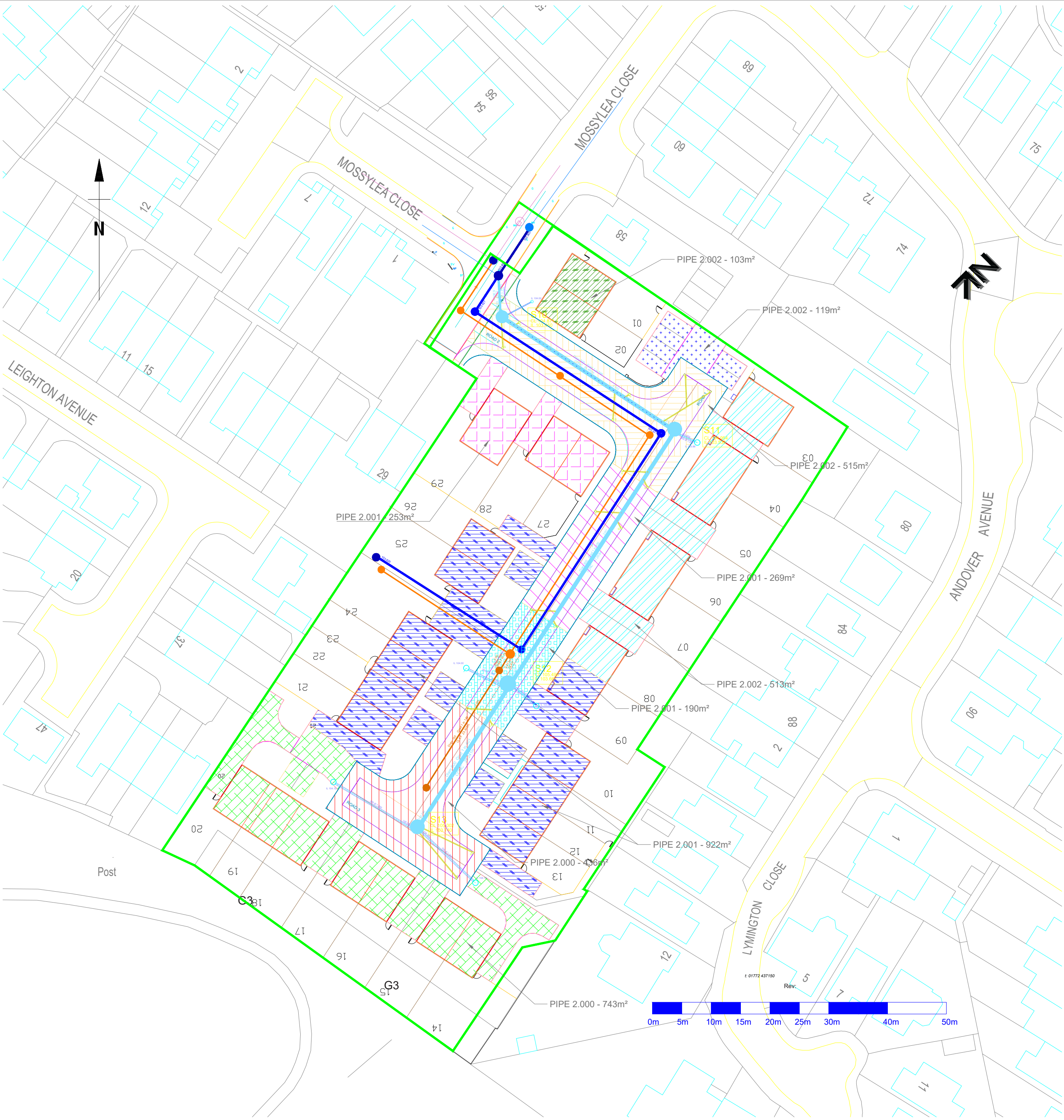
All sewers for adoption with greater than 1200mm cover from finished road level shall have a Class 5 granular bed and subsoil.

All sewers for adoption with less than 1200mm cover from finished road level shall be surrounded in a minimum 150mm of concrete. Concrete class generally to be S14 (subject to confirmation in site investigation reports with regards sulphates). Flexibility in pipes to be maintained by use of Flexcell or similar approved joint filler breaks in the concrete at each pipe joint.

All foundations shall be designed and constructed to take into account the proximity of adjacent services and drains in accordance with DCG.

Part M compliance for dwelling access shall be maintained by ensuring accuracy of finished road and footpath levels. Where deviations occur and are agreed with the Local Authority, they shall be notified to the designer, who, subject to approving the same, will provide amended level information if necessary.

	PIPE 2.000
	AREA 436m2
	PIPE 2.000
	AREA 743m2
	PIPE 2.001
	AREA 190m2
	PIPE 2.001
	AREA 922m2
	PIPE 2.001
	AREA 269m2
	PIPE 2.002
	AREA 515m2
	PIPE 2.002
	AREA 513m2
	PIPE 2.002
	AREA 119m2
	PIPE 2.001
	AREA 253m2
	PIPE 2.002
	AREA 103m2
	TOTAL
	AREA 4,063m2



1. All adoptable sewers and associated works are to comply fully with Design and Construction Guidance Vers 2.2 June 2022.
2. All highway works to be to adoptable standards and to comply fully with Local Authority specification.
3. All private drainage works are to comply fully with part H of the Building Regulations.
4. All existing invert levels to be checked by the Contractor prior to commencement. All discrepancies to be notified to Tempus. All levels stated on the drawings are based on topographical survey information provided by others.
5. All materials shall comply with the Local Authority highways specification, British Standards, Building Regulations, Sewers for Adoption, project specification. All materials to be installed in accordance with manufacturer's recommendations.
6. The Contractor shall make himself aware of any contaminants within the ground which may affect the use of any materials and where appropriate, the specification, surround or protection of such materials shall be adjusted to suit.
7. The Contractor will be responsible for obtaining all necessary permits and opening notices prior to commencement of works. All works shall be inspected as required by the Building Control Officer, Local Authority, Relevant Water Authority and Warranty Provider.

B	12-01-24	AMENDED AS UU COMMENTS
A	05-01-24	ADDITIONAL NOTES ADDED
REVISION	DATE	DESCRIPTION

CLIENT: LANCET HOMES	
PROJECT: MOSSY LEA CLOSE	
ADDRESS: MOSSY LEA CLOSE, MIDDLETON	
DRAWING TITLE: CATCHMENT AREAS	
SCALE: 1:500	DATE: JULY 2023
DRAWING NO: 9807_002	

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