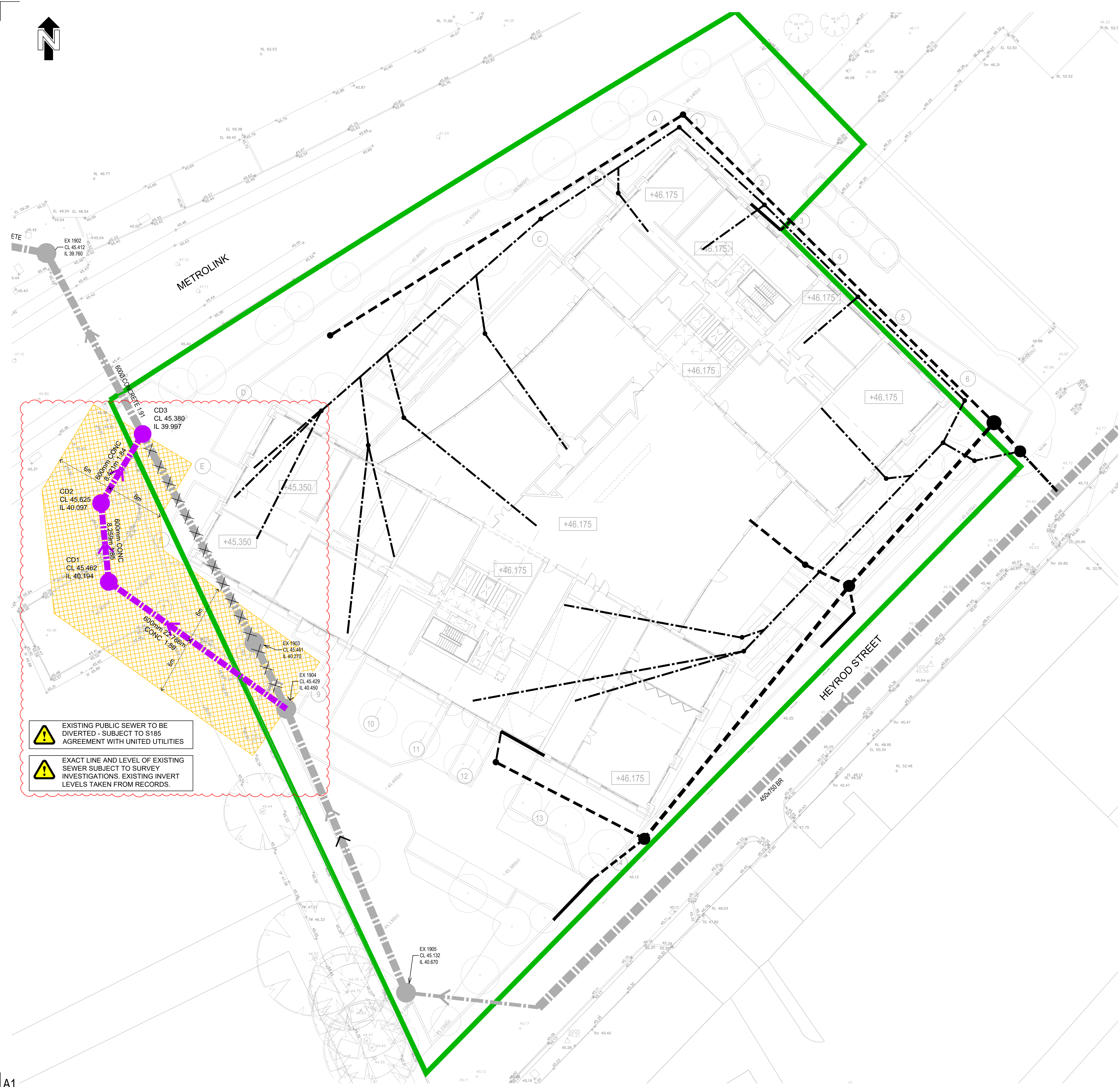




- EXISTING PUBLIC SEWER TO BE DIVERTED - SUBJECT TO S185 AGREEMENT WITH UNITED UTILITIES
- EXACT LINE AND LEVEL OF EXISTING SEWER SUBJECT TO SURVEY INVESTIGATIONS. EXISTING INVERT LEVELS TAKEN FROM RECORDS.

- DRAINAGE NOTES:**
- ALL WORKS TO BE CONDUCTED IN STRICT ACCORDANCE WITH SPECIFICATION OF THE LOCAL AUTHORITY, BS8301 1985 & BSEN.752-1.
 - ALL PIPE RUNS NEAR BUILDINGS TO COMPLY WITH THE BUILDING REGULATIONS 2002 PART H1. WHERE A PIPE IS WITHIN 1M OF A FOUNDATION THE TRENCH SHALL BE FILLED WITH CLASS GEN3 CONCRETE UP TO THE LOWEST LEVEL OF THE FOUNDATION. WHERE THE TRENCH IS FURTHER THAN 1M FROM THE FOUNDATION, THE TRENCH SHALL BE FILLED WITH CLASS GEN3 CONCRETE TO A LEVEL BELOW THE LOWEST LEVEL FOR THE FOUNDATION EQUAL TO THE DISTANCE FROM THE FOUNDATION LESS 150M. IN BOTH CASES THE PIPE SHALL BE BEDDED AND SURROUNDED IN 150M THICK CLASS GEN3 CONCRETE.
 - WHERE PIPES, EXTERNAL TO THE STRUCTURES, HAVE A DEPTH TO SOFFIT FROM GROUND LEVEL OF LESS THAN 600mm THEY SHALL HAVE A CLASS GEN3 CONCRETE ENCASEMENT (150mm THICK).
 - WHERE A PIPE, UNDER A CARRIAGEWAY, HAS A DEPTH OF COVER OF LESS THAN 1.2m THE PIPE SHALL BE LAID IN A CLASS Z BEDDING.
 - WHERE PIPES ARE BEDDED AND SURROUNDED IN CONCRETE, FLEXIBLE JOINTS SHOULD BE PROVIDED. COMPRESSIBLE BOARDS (FIBREBOARD OR POLYSTYRENE) SHALL BE PROVIDED AT A MAXIMUM OF 8M CENTRES (COINCIDING WITH PIPE JOINTS). THE BOARDS SHALL BE PRE-CUT TO PIPE DIAMETER AND TO A HEIGHT AND WIDTH EQUAL TO THE CONCRETE CROSS SECTION. A BOARD THICKNESS OF 18mm FOR PIPES UP TO 450M NOMINAL DIAMETER AND 38mm FOR PIPES OVER 450M NOMINAL DIAMETER.
 - ALL PRIVATE BUILDING DRAINAGE SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH BSEN.752-1.
 - UNLESS OTHERWISE SPECIFIED, BUILDING DRAINAGE TO BE 150mm INTERNAL DIAMETER.
 - MINIMUM GRADIENT FOR Ø100mm SURFACE DRAINAGE PIPES IS 1:60, AND Ø150mm IS 1:100.
 - MINIMUM GRADIENTS FOR FOUL DRAINAGE PIPES: Ø100mm: 1:40 WHERE FLOW IS LESS THAN 1L/S, OR WHERE NO WCS ARE CONNECTED. Ø100mm: 1:80 WHERE FLOW IS 1L/S OR GREATER, OR WHERE AT LEAST 1NO. WC IS CONNECTED. Ø150mm: 1:135 WHERE FLOW IS LESS THAN 5L/S, OR WHERE UP TO 5no. WCs ARE CONNECTED. Ø150mm: 1:150 WHERE FLOW IS 5L/S OR GREATER, OR WHERE 5no. OR MORE WCs ARE CONNECTED
 - ALL GULLIES NOT CONNECTED TO INSPECTION CHAMBERS ARE TO BE RODDABLE.
 - ALL GULLY CONNECTIONS OTHER THAN THOSE AT MANHOLES TO BE MADE VIA 'Y' JUNCTIONS.
 - GULLIES COINCIDENT WITH PEDESTRIAN/ DRIVE CROSSINGS TO HAVE PEDESTRIAN TYPE GULLY COVERS.
 - ALL ROAD GULLY CONNECTIONS TO BE 150mm DIAMETER AND ANY GULLY CONNECTIONS SUBJECT TO TRAFFIC LOADING TO HAVE CLASS Z BEDDING & SURROUND
 - ALL STUB STACKS TO BE FITTED WITH AIR ADMITTANCE VALVES WHERE BRANCH DRAIN EXCEEDS 12m EXCEPT AT THE HEAD OF THE RUN. SOIL VENT PIPES LOCATED AT THE HEAD OF A RUN TO BE INSTALLED WITH ROOF TILE VENT.
 - ALL CONNECTIONS TO BE MADE FROM SOFFIT TO SOFFIT UNLESS WERE NOTED OTHERWISE.
 - ALL MANHOLES SHALL BE WATERTIGHT.
 - TRENCH TEMPORARY FORMWORK IS REQUIRED TO ALL EXCAVATIONS EXCEEDING 1.2m DEPTH TO PROVIDE ADEQUATE SUPPORT AND STABILITY AT ALL TIMES.
 - SEWERS ARE TO BE CONSTRUCTED IN SINGLE SECTIONS BETWEEN MANHOLES ONLY. TRENCHES TO BE BACKFILLED PRIOR TO EXCAVATING THE SUCCEEDING SEWER RUN.
 - ALL CONCRETE AND CONCRETE PRODUCTS TO BE IN ACCORDANCE WITH BRE 363 FOR SULPHATES.
 - WHERE SEWER OR DRAINS ARE TO BE ABANDONED THEY SHALL BE REMOVED OR INFILLED BY GROUTING IN ACCORDANCE WITH THE CIVIL ENGINEER SPECIFICATION FOR THE WATER INDUSTRY 7TH EDITION, CLAUSE 5.23.
 - SEWERS MUST HAVE 6M CLEARANCE FROM TREES AND 3m FROM SHRUBS - AS PER SEWERS FOR ADOPTION 6TH EDITION FIGURE 2.3.
 - EXTERNAL RAIN WATER PIPES TO HAVE ACCESS POINTS 1m ABOVE GROUND LEVEL. (REFER TO DETAIL WITHIN CONSTRUCTION DETAILS)
 - ALL DRAINAGE TO BE CCTV SURVEYED FOLLOWING CONSTRUCTION.
 - REFER TO SPECIFICATION FOR DETAILS OF PIPE BEDDING BENEATH / ADJACENT TO FLOOR SLAB & FOUNDATIONS.

- ADDITIONAL SURVEYS REQUIRED TO PROGRESS DIVERSION PROPOSALS
- CONTRACTOR TO CONFIRM AND SATISFY THEMSELVES OF EXACT LOCATION OF EXISTING UNDERGROUND SERVICES AND DRAINAGE
- DRAINAGE DESIGN PRINCIPLES SUBJECT TO AGREEMENT WITH UNITED UTILITIES

- GENERAL NOTES**
- THE WORKS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, NATIONAL BUILDING SPECIFICATION (NBS) AND SEWERS FOR ADOPTION, 7TH EDITION & VOLUME 1 OF THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS..
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS, ARCHITECTS DRAWINGS, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 - THE LOCATION, LINE & LEVEL OF ALL KNOWN EXISTING BURIED SERVICE MAINS AND DRAINAGE PIPEWORK INDICATED ON THE DRAWINGS ARE APPROXIMATE AND FOR GUIDANCE PURPOSES ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXACT LINE & LEVEL, BY WAY OF HAND EXCAVATED TRIAL PITS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS ON SITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL ABOVE AND BELOW GROUND SERVICE MAINS / DRAINAGE INSTALLATIONS.
 - THE CONTRACTOR MUST COMPLY WITH ALL CURRENT LEGISLATION RELATING TO HEALTH & SAFETY.
 - THE MAIN CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY WORKS, AND IS ALSO RESPONSIBLE FOR THE SAFE MAINTENANCE AND STABILITY OF EXISTING BUILDINGS AT ALL TIMES.
 - THE MAIN CONTRACTOR IS RESPONSIBLE FOR THE MITIGATION OF ALL OCCURRENCES OF GROUND WATER DURING THE CONSTRUCTION PERIOD.
 - THE CONTRACTOR SHALL MAKE ALLOWANCE FOR RAISING / LOWERING ALL EXISTING ACCESS COVERS & FRAMES TO SUIT NEW FINISHED LEVELS.
 - CONTRACTOR TO CONFIRM THE CONDITION OF THE EXISTING PIPES BEFORE REUSE. ANY PIPES THAT ARE BROKEN SHOULD BE LINED, REPAIRED OR REPLACED. ANY PIPES THAT ARE BLOCKED SHOULD BE CLEARED.
 - ALL SOFT / HARD PAVED AREAS AFFECTED BY THE WORKS SHALL BE FULLY REINSTATED UPON COMPLETION OF THE WORKS. ALL SURFACE MARKINGS DAMAGED BY THE WORKS SHALL BE FULLY REINSTATED.
 - ALL SURPLUS EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF SITE.
 - ALL LEVELS ARE TO ORDNANCE DATUM.
 - CONTRACTOR TO CONFIRM THE LOCATION AND LEVEL OF ALL SERVICES, PRIOR TO COMMENCEMENT OF WORKS.
 - CONTRACTOR TO CONFIRM THE CONNECTION TO EXISTING NETWORKS IS VIABLE, PRIOR TO COMMENCEMENT OF WORKS.

LEGEND:

- SITE BOUNDARY
- EXTENTS OF 6m EASEMENT
- EXTENTS OF SEWER TO BE REMOVED
- PROPOSED DIVERSION ROUTE
- PROPOSED MANHOLE
- PROPOSED PRIVATE SURFACE WATER SEWER
- PROPOSED PRIVATE FOUL WATER SEWER
- EXISTING PUBLIC SEWER

P3	01.02.22	BM	DIVERSION UPDATED TO SUIT UU COMMENTS.	GB
P2	19.01.22	JF	EASEMENT WIDTH AMENDED	GB
P1	11.01.22	RHa	FIRST ISSUE	GB
Rev	Date	By	Description	Appd

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Status

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Tier Consult Ltd.
Unit 3
Acres Hill Business Park
Acres Hill Lane
Sheffield | S9 4LR
t: 0114 241 9360

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Client

OLYMPIAN

Architect

DAY ARCHITECTURAL

Project

THE FAIRFAX, MANCHESTER

Title

SECTION 185 GENERAL ARRANGEMENT

Scale	1:200 @ A1	Drawn	RHa	Revision	
Date	Jan 2022	Checked	GB		
Drawing Ref : Project no/Originator/Volume/level/Type/Sheet/Number					
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