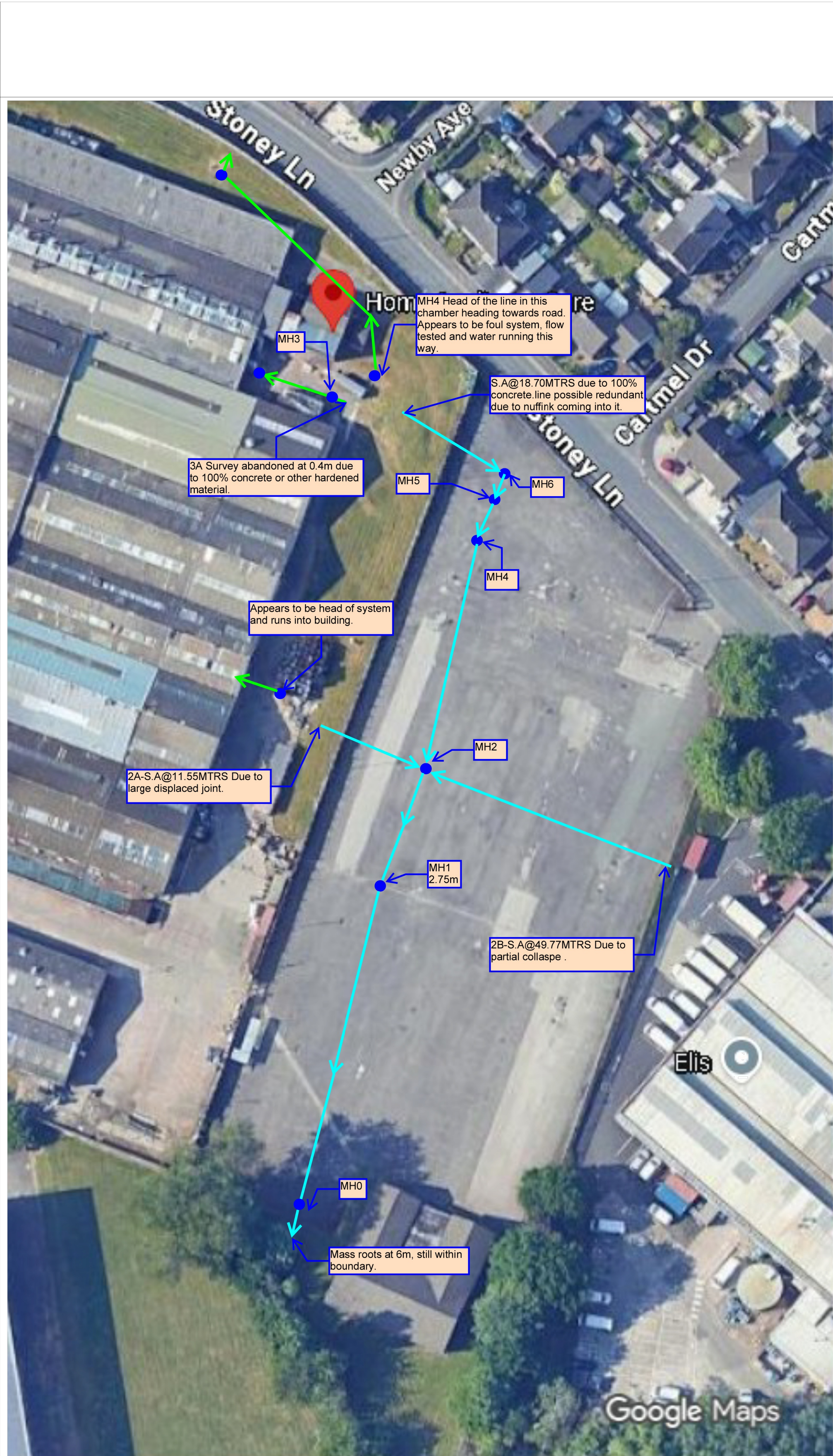
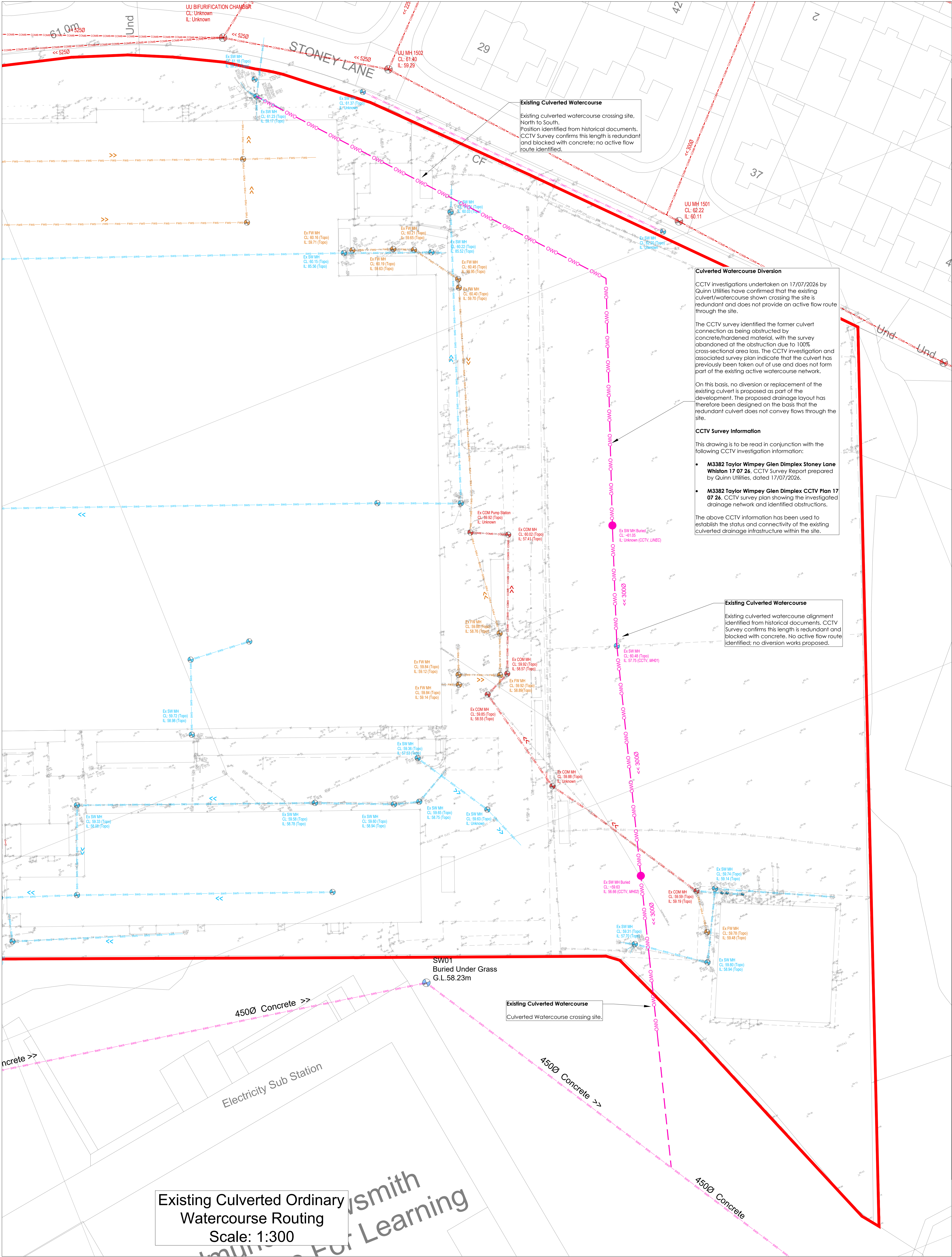




Legend

- Development boundary
- Existing Public Foul Water Sewer
- Existing Public Surface Water Sewer
- Existing Public Combined Sewer
- Existing Ordinary Watercourse Culvert

Notes

- Planning layout ref. Taylor Wimpey - 25053-VIM_2026-07-29
- Topographical survey provided by 'Geographical Engineering Operations', ref 'G24104 Stoney Lane, Whiston Cross', Dated March 2024.
- Road detail, levels and layout are subject to local authority section 38 Highways approval.

NOTES

CONNECTIONS

- All SVP, RWP and BIC connections are indicative and must be confirmed by architect.
- All surface water / gully connections on combined systems to be trapped.
- Pipe gradients out of building to connecting manhole to be laid on 1:60 in accordance with Part H of the 2002 Building Regulations, Table 4. All inverts to SVP within 3 storey buildings must be 750mm in accordance with Building Regulations.

PIPEWORK

- Where surface and foul water pipe sizes are not indicated the diameter is to be a100 unless stated otherwise.
- Where surface water pipe gradients are not indicated a a100 pipe is to be laid no shallower than 1:100 and a a150 pipe is to be laid no shallower than 1:150.
- Where foul water pipe gradients are not indicated a a100 pipe is to be laid no shallower than 1:80, with the exception of the first connection that is to be laid at 1:40, a a150 pipe is to be laid no shallower than 1:150.

INSPECTION CHAMBERS & MANHOLES

- Manhole covers to be marked 'TW5' or 'SW5' as appropriate.
- Brickwork to manholes to be English bond.
- All manhole covers and frames must comply with BS EN124. Covers in roads to be grade D400 and be 150mm deep. Manhole covers in car parking areas and drives to be grade B125, whilst landscaped areas may be grade A15. All to be laid in accordance with Part H of Building Regulations 2022, Tables 11 & 12.
- Precast concrete chamber rings to be reinforced.

BACKDROPS

- Backdrops in the private manholes / inspection chambers to be internal.
- Backdrops in the main drainage system being offered for adoption are to be in accordance with Sewers for Adoption 7th Edition - for additional information see Drainage Construction Details dsg.

BEDDING AND SURROUND

- Private sewers located under adopted / private roads to be Class 5 Granular Bed and Surround with a minimum of 1.2m cover. Where this cannot be achieved a Class 2 Concrete Bed and Surround is to be provided - for additional information see Road Construction Details dsg.
- Private sewers located under landscaped areas or driveways / car parking bays to be Class F Granular Bed and Surround with a minimum of 0.6m cover. Where this cannot be achieved a Class 2 Concrete Bed and Surround is to be provided - for additional information see Road Construction Details dsg.

SERVICES

- All underground services to be confirmed by contractor prior to commencement on site. Any discrepancies to be reported to engineer.



NHBC Standards
Effective from 1st January 2025

IMPORTANT - Invert levels of proposed points of connection are to be confirmed prior to any works commencing on site as onsite drainage and slab levels may be affected

PO1 20.08.26 First issue to client
Mark Date Details By

Drawing originator:



Client:

Taylor Wimpey

Project file:

Former Glen Dimplex,
Stoney Lane, Whiston

Drawing file:

Existing Culverted Ordinary Watercourse
Investigations

Scale:

1:500 for the original size of A0

Drawn by:

CP Checked by: RA Date: Aug 26

Drawing status:

For Information

Job No.	Drawing No.	Project	Origin	Volume	Level	Type	Date	Number	Revision
TAY143	xxx	BET	xxx	xxx	xxx	C	0009	A	

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