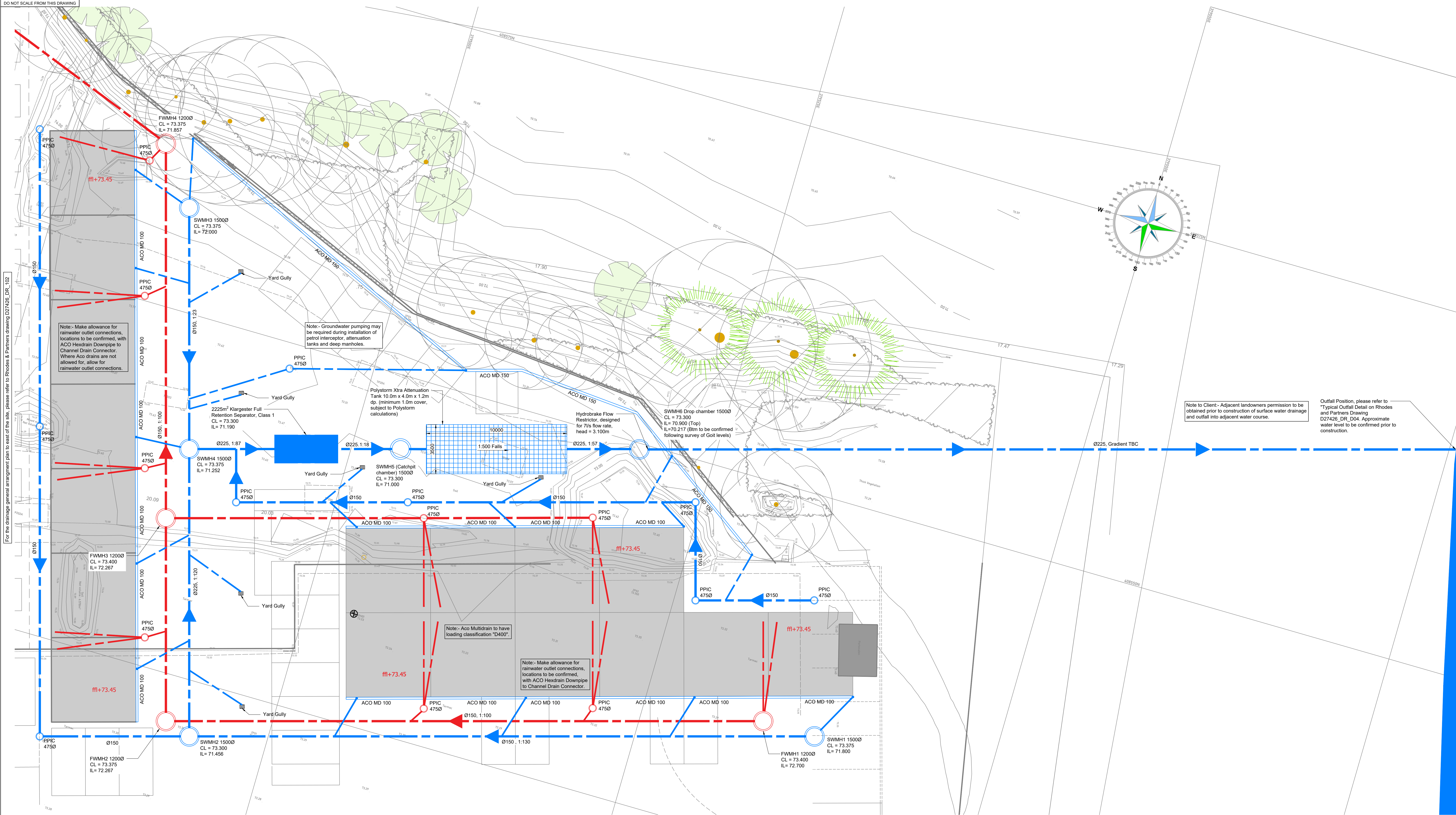


DO NOT SCALE FROM THIS DRAWING

For the drainage general arrangement plan to east of the site, please refer to Rhodes & Partners Drawing D27426_DR_102



Drainage General Arrangement - East
(Scale 1:100)

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- Construction Notes:**
- General Notes:**
 - This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and specifications.
 - Work to be carried out in accordance with current good practice, Building Regulations and subsequent amendments, the project specification, relevant British Standards and codes of practice. Materials and components to be suitable for their intended use.
 - For setting out refer to Architects drawings.
 - Drainage Notes:**
 - The contractor is responsible for checking invert levels and positions of all existing drains, sewers, inspection chambers and manholes shown on this drawing immediately on site establishment. Any discrepancies must be reported to Rhodes and Partners immediately.
 - Where the new site drainage connects in to existing manholes in carriageways and/or existing adopted sewers, the contractor is responsible for all liaison with the relevant statutory undertaker and local authority with regard to road closures, traffic management, permits to work, submission of contractors method statements and risk assessments and other documentation and correspondence associated with the site usage (part 2) element of the works.
 - Rocker pipes to be provided at all concrete cased interfaces.
 - Provide adequate protection to maintain minimum cover to drains during the construction period.
 - Cover levels on this drawing are approximate and indicative only architect to confirm cover levels to all manholes and gullies prior to construction.
 - The layout of drainage on this drawing is indicative only architect to confirm exact location of manholes and gullies.
 - U.n.o. all drainage goods & fittings to be:-
 - up to 300e (and including) to be supereave vitrified clay pipes or similar
 - above 300e to be concrete by stanton bonno or similar.
 - All covers and rodding access points to be sealed and screwed tight.
 - All internal manhole covers to be double sealed, lockable and recessed to accept floor finishes where applicable.
 - Setting out of all internal gully/plumbing connections to be co-ordinated between the service engineers and the architect.
 - All internal gullies, plumbing connections, soil stacks, sybs and all other connections of foul and surface water drains to below ground to be filled with accessible rodding points above slab level.
 - All surface water connections to be 150mm diameter at minimum falls of 1:150 unless noted otherwise.
 - All foul water connections to be 100mm diameter at minimum falls of 1:40 unless noted otherwise.
 - All connections to be made in accordance with standard detail drawings.
 - All pipework to be installed with soffits level (e.g. at changes in pipe size) u.n.o.
 - For details of grease trap/accumulator requirements associated with kitchens refer to service engineer.
 - On completion of drainage works, the new drainage system is to be thoroughly cleaned and a rodding survey carried out to confirm no construction debris or blockages remain.
 - Connections to carrier drains are to be 'Y' junctions.
 - All private drainage is to comply with BS EN 752 and building regs part 1.
 - Pipe gradients are indicative minimums.
 - Surface channel drains to be aco multidrain or similar.

- Manholes:**
- All proposed new manholes to be precast ring manholes type 1 unless noted otherwise. Internal diameters of manholes to be 1500mm where depth to pipe soffit is less than 1.5m, and 1200mm elsewhere unless noted otherwise. - denotes polypropylene inspection chamber by Hepworth or similar approved installed in accordance with the manufacturers recommendations.
- Manhole covers:**
- Carriageways general - EN124 class D400
Carriageways within 0.5m of kerb - EN124 class C250
Slow moving tugs (360) - EN 124 class B125
Slow moving gr (100) - EN 124 class B125
Slow moving private cars - EN124 class B125.
 - Internal - Jones of Oswestry - supereave double sealed with resposne gasket and cover grease or similar approved.
 - Refer to architects drawings for details of any manhole covers which require inset panels.

P1	Final preliminary issue. For costing purposes only.	AL	AL	28/05/2025
Rev	Description	By	Chkd	Date
Drawing Status:				
PRELIMINARY				
Rhodes & partners Consulting Civil and Structural Engineers Suite 4, Maple House, 39 Stockport Road, Maple, Stockport SK6 6BD t: 0161 427 8388 e: office@rhodesandpartners.co.uk				
Client: Hamilton Heath Estates Ltd				
Project: Eton Business Park - New Industrial Units				
Drawing Title: Drainage General Arrangement - Sheet 1				
Drawn By: AL	Checked By: AL	Date: 28/05/2025	Scale: AS on A0	
Drawing No: D27426-DR-101				Revision: P1