



**Notes**

1. This drawing is the copyright of the Engineers and may not be reproduced or used except by written permission.

2. Drawings must not be sealed. Work to figured dimensions only.

3. Due to a change in legislation on 1st October 2011, there could be formerly private sewers which have transferred over to the responsibility of the Sewerage Undertaker. If such sewers are located on the site during construction works, please contact Mucklow & Harris for further information. The survey information used in the preparation of this drawing is not warranted. The work shown on this drawing is not intended to be used for any purpose other than that for which it was prepared.

4. This drawing must be read in conjunction with the site investigation report. Before commencing work on the site, the contractor should contact the Engineer and the Sewerage Undertaker to determine the exact location of all apparatus and all apparatus deemed necessary to locate, protect and where necessary, install and maintain.

5. This drawing is subject to approval by Local Authority, Building Control, Sewerage Undertaker and the Environment Agency. The works shown on this drawing should be carried out in accordance with the Building Regulations Part 4 and Part 5.

6. Should any specific structural materials require disposal of site, it should be taken to a suitable landfill site.

7. The contractor shall check all dimensions and levels on site.

8. Setting to be confirmed by the Architect.

9. Prior to commencing work on the drainage, all existing drains, sewers manholes and outfalls to remain shall be located, identified and CCTV condition survey carried out. Where necessary, protection to the existing drainage infrastructure shall be provided.

10. All existing drains, sewers and outfalls shall be protected in accordance with the Building Regulations Part 4 and Part 5.

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**KEY**

- Existing Storm Drain
- Existing Storm Drain Abandoned
- Existing Foul Drain
- Existing Foul Drain Abandoned
- Foul Drain
- Foul Inspection Chamber
- Adoptable Foul Suggestions
- Adoptable Foul Manhole Suggestions
- Storm Drain
- Storm Inspection Chamber
- Storm Manhole
- Adoptable Storm Suggestions
- Adoptable Storm Manhole Suggestions
- Drainage Channel
- Land Drain
- Gully
- Road Gully
- Storm Rooding Eye
- Permeable Paving
- Area Designed by others

All lateral manhole from private drainage to adoptable network to remain private and construction as non-adoptable standard manholes.

Trench drain may be required at base of proposed brick work retaining wallsheet piling (steps embankment) on site assessment if required by contractor to establish the necessity.

Yard gully position to be agreed on site.

STW S106 Approval required prior to any connections works to public sewer.

Additional Public Sewers may now be available post October 2011 'Transfer of Private Sewers'. Further onsite investigation required to ascertain suitability of making a Section 106 connection. Possible 3rd party land crossings required.

Existing Public Sewers, 2250 and smaller must be provided with a statutory protected strip of 5m wide, centred on the sewer, along its existing or diverted alignment.

Trees Protection  
1. In order to protect trees, a protection zone should be set-up around each tree (i.e. fencing) before starting construction work. Extent of protection zone needs to be agreed with Local Authority Tree Officer.  
2. Careful planning and communication with LA Tree Officer, landscape designers and contractors prior to works, to reduce tree damage.  
3. Must adhere to British Standard BS5837: 2004.

All existing public sewers are shown indicative only. All locations and levels to be checked prior to any detailed drainage design or on-site works.

Requirement for Land Drainage to be assessed on site by contractor.

RWPs on garages not shown on layout. Indicative RWP points have been picked up. Miller to confirm all drainage points and revised layout sent back to engineer.

Foul lateral maximum gradient has been set to 1:6 due to depth of adoptable drainage subject to Sewerage undertaker approval.

Amendments to proposed adoptable drainage to be verified by designer taking in account road gullies etc.

STW S106 Approval required prior to any connections works to public sewer.

Invert Level needs to be determined prior to any drainage works and reported back to the Engineer.

REV	DATE	AMENDMENT	BY
K	03.10.25	Additional Storm connection shown to the front of plot 209 & all garages as per client request 23.02.25	BPL
J	25.02.25	Storm connection shown to rear of garages	BPL
H	10.01.24	Drainage channel added to the rear of plot 209	BPL
G	26.02.24	Revised to comments received 23.02.24	BPL
F	21.02.24	Revised to comments received 15.02.24	BPL
E	25.01.24	Revised to suit latest layout	BPL
D	06.09.23	Revised to comments received 05/09/23	BPL
C	31.08.23	Revised to comments received 30/08/23	BPL
B	03.08.23	Revised to suit latest Drainage layout	BPL
A	22.05.23	Revised to suit latest layout	BPL

**M&H**  
MUCKLOW & HARRIS  
CONSULTING CIVIL & STRUCTURAL ENGINEERS

DRAWING STATUS: PRELIMINARY

CLIENT: miller homes

PROJECT: Land off North Road Stevenage

TITLE: Proposed Private Drainage Plan Sheet 2 of 3

DATE: 22.09.22 DRAWN: AM

SCALE: 1:250 SIZE: A0 CHECKED: DJH

DRAWING NUMBER: 22086-116 REVISION: K

