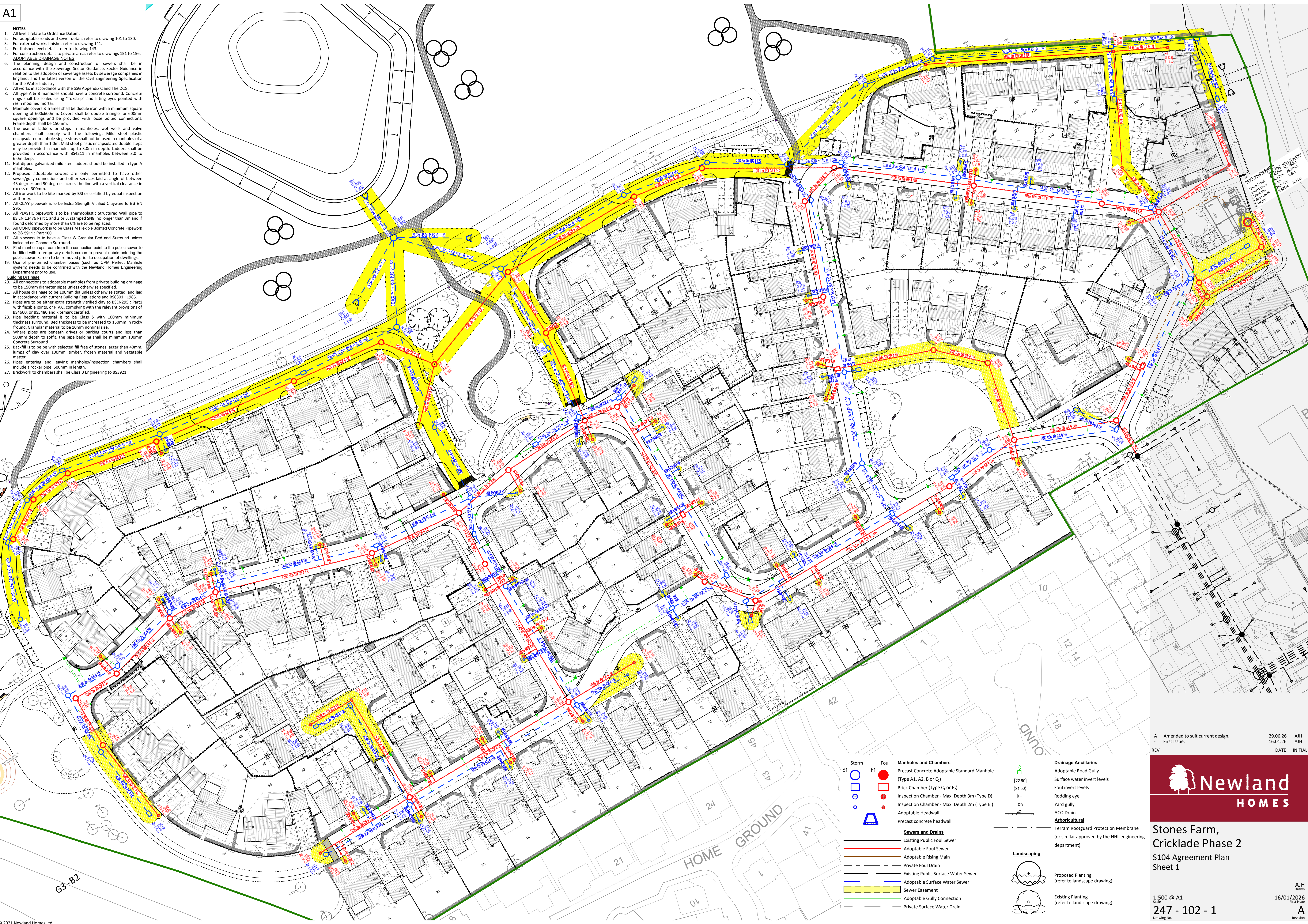


- NOTES**
- All levels relate to Ordnance Datum.
 - For adoptable roads and sewer details refer to drawing 101 to 130.
 - For external works finishes refer to drawing 141.
 - For finished level details refer to drawing 143.
 - For construction details to private areas refer to drawings 151 to 156.
- ADOPTABLE DRAINAGE NOTES**
- The planning, design and construction of sewers shall be in accordance with the Sewerage Sector Guidance, Sector Guidance in relation to the adoption of sewerage assets by sewerage companies in England, and the latest version of the Civil Engineering Specification for the Water Industry.
 - All works in accordance with the SSG Appendix C and The DCG.
 - All type A & B manholes should have a concrete surround. Concrete rings shall be sealed using "Tokstrip" and lifting eyes pointed with resin modified mortar.
 - Manhole covers & frames shall be ductile iron with a minimum square opening of 600x600mm. Covers shall be double triangle for 600mm square openings and be provided with loose bolted connectors. Frame depth shall be 150mm.
 - The use of ladders or steps in manholes, wet wells and valve chambers shall comply with the following: Mild steel plastic encapsulated manhole single steps shall not be used in manholes of a greater depth than 1.0m. Mild steel plastic encapsulated double steps may be provided in manholes up to 3.0m in depth. Ladders shall be provided in accordance with BS4211 in manholes between 3.0 to 6.0m deep.
 - Hot dipped galvanized mild steel ladders should be installed in type A manholes.
 - Proposed adoptable sewers are only permitted to have other sewer/gully connections and other services laid at angle of between 45 degrees and 90 degrees across the line with a vertical clearance in excess of 300mm.
 - All ironwork to be kite marked by BSI or certified by equal inspection authority.
 - All CLAY pipework is to be Extra Strength Vitrifed Clayware to BS EN 295.
 - All PLASTIC pipework is to be Thermoplastic Structured Wall pipe to BS EN 13476 Part 1 and 2 or 3, stamped SMO, no longer than 3m and if found deformed by more than 6% are to be replaced.
 - All CONC pipework is to be Class M Flexible Jointed Concrete Pipework to BS 5911 - Part 100.
 - All pipework is to have a Class S Granular Bed and Surround unless indicated as Concrete Surround.
 - First manhole upstream from the connection point to the public sewer to be fitted with a temporary debris screen to prevent debris entering the public sewer. Screen to be removed prior to occupation of dwellings.
 - Use of pre-formed chamber bases (such as CPM Perfect Manhole system) needs to be confirmed with the Newland Homes Engineering Department prior to use.
- Building Drainage**
- All connections to adoptable manholes from private building drainage to be 150mm diameter pipes unless otherwise specified.
 - All house drainage to be 100mm dia unless otherwise stated, and laid in accordance with current Building Regulations and BS8301 - 1985. Pipes are to be either extra strength vitrifed clay to BSEN295 - Part 1 with flexible joints, or P.V.C. complying with the relevant provisions of BS4660, or BS5480 and kitemark certified.
 - Pipe bedding material is to be Class S with 100mm minimum thickness surround. Bed thickness to be increased to 150mm in rocky ground. Granular material to be 10mm nominal size.
 - Where pipes are beneath drives or parking courts and less than 500mm depth to soffit, the pipe bedding shall be minimum 100mm Concrete Surround.
 - Backfill is to be with selected fill free of stones larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter.
 - Pipes entering and leaving manholes/inspection chambers shall include a rocker pipe, 600mm in length.
 - Brickwork to chambers shall be Class B Engineering to BS3921.



- Storm**
- S1
- Foul**
- F1
- Manholes and Chambers**
- Precast Concrete Adoptable Standard Manhole (Type A1, A2, B or C)
 - Brick Chamber (Type C₁ or E₁)
 - Inspection Chamber - Max. Depth 3m (Type D)
 - Inspection Chamber - Max. Depth 2m (Type E₁)
 - Adoptable Headwall
 - Precast concrete headwall
- Sewers and Drains**
- Existing Public Foul Sewer
 - Adoptable Foul Sewer
 - Adoptable Rising Main
 - Private Foul Drain
 - Existing Public Surface Water Sewer
 - Adoptable Surface Water Sewer
 - Sewer Easement
 - Adoptable Gully Connection
 - Private Surface Water Drain

- Drainage Ancillaries**
- Adoptable Road Gully
 - Surface water invert levels
 - Foul invert levels
 - Rodding eye
 - Yard gully
 - ACO Drain
- Arboricultural**
- Terram Rootguard Protection Membrane (or similar approved by the NHL engineering department)
- Landscaping**
- Proposed Planting (refer to landscape drawing)
 - Existing Planting (refer to landscape drawing)

A	Amended to suit current design.	29.06.26	AJH
REV	First Issue.	16.01.26	AJH
		DATE	INITIAL

Newland HOMES

Stones Farm, Cricklade Phase 2

S104 Agreement Plan Sheet 1

1:500 @ A1
Scale

247 - 102 - 1

Drawing No.

AJH
Drawn

16/01/2026
First Issue

A
Revision