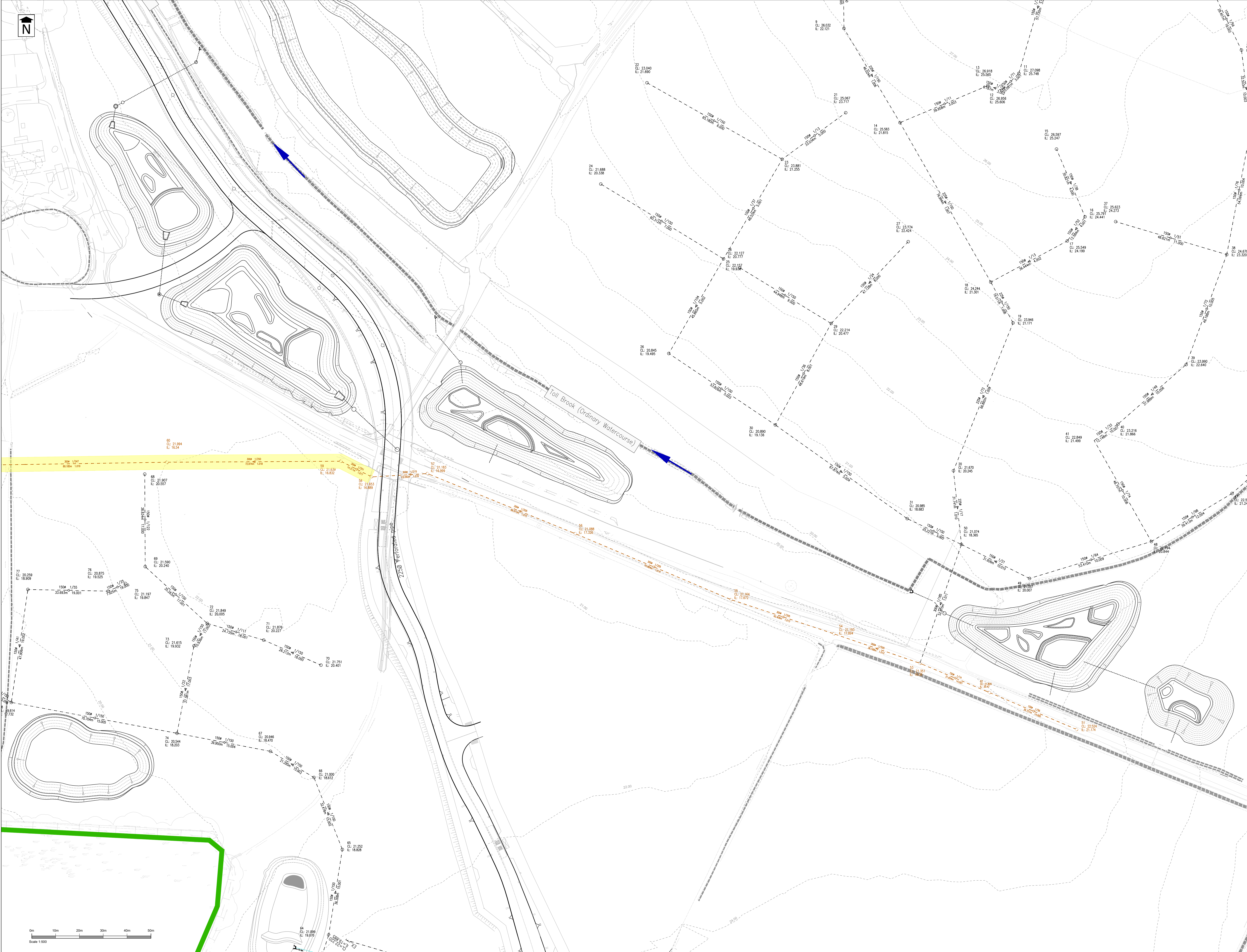






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For Construction  
This drawing is produced, together with any related data, to inform the setting out and construction of the works, subject to the grant of Technical Approval(s) and Consent(s). To be read in conjunction with all working drawings.

- NOTES
- This drawing is based on the Topographical Survey undertaken by Mayr Brown Limited, Drawing No:RS-SAV-1.21.1, Rev E, dated 05 May 2014.
  - All drainage works shall be constructed in accordance with the Design and Construction Guidance (DCG) and Southern Water's Addendums and Standard Details.
  - Any conflict between the proposals and the DCG then the DCG shall override.
  - All materials to be handled/used in accordance with the relevant British Standard or accepted Quality Assurance Scheme.
  - All covers within the highway (including private chambers) shall be in accordance with BS EN124, stamped to indicate accreditation by BSI, UKDA, or SCST and all those within the carriageway shall be grade D400.
  - Sewers and drains of different diameters should be laid soffit to soffit unless specified otherwise.
  - All sewers in adoptable highways with less than 1.2m cover, or 0.9m cover in verges, to have 150mm Type 2/Class 2 concrete surround. Concrete to be CEN3 to BS6500, 20mm max size aggregate, Class S2 concrete.
  - The Contractor shall verify the invert levels of any existing inspection chamber/manhole or pipe, where drainage connections are to be made, prior to commencement of drainage works. Any discrepancies with levels and gradients shown on the construction issue drawings must be reported to PFA Consulting and the Contractor shall seek clarification regarding any construction issue prior to continuing the drainage works.
  - All dimensions shown in millimetres (mm) unless otherwise stated, and all levels relate to Ordnance Datum.
  - The backfilling of drainage trenches which are in close proximity to foundations must be in accordance with any special requirements set out by the Structural Engineer.
  - All in-situ concrete and precast concrete components shall be designed to BRE Special Digest 1: Concrete in aggressive ground. Concrete shall be to BS8500.
  - The invert levels of any existing manholes and pipes and/or manholes constructed by others are to be verified on site prior to commencement of drainage work.
  - Pipes built into manholes should have a flexible joint as close as feasible to the external face of the structure and the length of the next rocker pipe should be:
- | Nominal Diameter (mm) | Rocker Pipe Length (M) |
|-----------------------|------------------------|
| 150 - 450             | 0.60                   |
| 450 - 750             | 1.20                   |
| Over 750              | 1.35                   |

- Subject to S104 Technical Approval and structural design.
- To be read in conjunction with current versions of the M&E suppliers drawings.
- The Contractor shall confirm the CBR of the subgrade, in order to determine the required sub-base thicknesses, in accordance with Table 1: Highway Inspector to be present during inspection/CBR testing.
- Compound handstanding should be a brushed concrete finish, shall be level with covers and 150mm above kerb handstanding to Southern Water's specifications.
- The levels of the compound should slope slightly towards fence line where a single drain off area should be provided around the whole of the inner fence line to aid drainage.
- Sewers are designed and proposed for adoption as per Design and Construction Guidance/Sewer Sector Guidance (DCG/SSG).
- Existing trees/vegetation shown within the 3m effects of their proposed sewers will be removed - no sewers will be located within tree canopy.

KEY

- Foul Water Sewer & Manhole
- Foul Rising Main
- Indicative Upstream Foul Water Sewer & Manhole
- Surface Water Sewer & Manhole
- Highway Sewer & Manhole
- Site Boundary
- 1m Contour
- Ordinary Watercourse
- Main River
- Pumping station proposed for adoption
- 3m Easement
- 3m Offset
- RM Manhole
- RM Air Valve

| Rev | Date     | Description                                                                      | Drawn | Check |
|-----|----------|----------------------------------------------------------------------------------|-------|-------|
| #   | 24/06/22 | First issue.                                                                     | DAB   | SAM   |
| A   | 01/08/22 | Surface water sewers added                                                       | DAB   | SAM   |
| B   | 31/10/22 | Foul Drainage updated                                                            | DAB   | SAM   |
| C   | 13/12/22 | For technical approval                                                           | DAB   | SAM   |
| D   | 08/02/23 | Drawing updated in accordance with Southern Water's further information request. | JM    | DAB   |
| E   | 27/02/23 | Drawing updated in accordance with Southern Water's further information request. | JM    | DAB   |
| F   | 16/03/23 | Drawing status updated                                                           | DAB   | SAM   |
| G   | 24/04/23 | Manhole S7 relocated                                                             | DAB   | SAM   |
| H   | 23/05/23 | Drawings updated in line with SW comments                                        | DAB   | SAM   |
| I   | 28/06/23 | Drawings updated in line with SW comments                                        | DAB   |       |

Status

**FOR CONSTRUCTION**

Client

**Eastleigh Borough Council**

Project

**One Horton Heath**

Drawing Title

**S104  
Site Layout Plan  
Sheet 4 of 4**

Drawing No.

**G277/85**

Date: June 2022

Scale: 1:500 @ A0

E-Mail: DBuciak@pfaplc.com