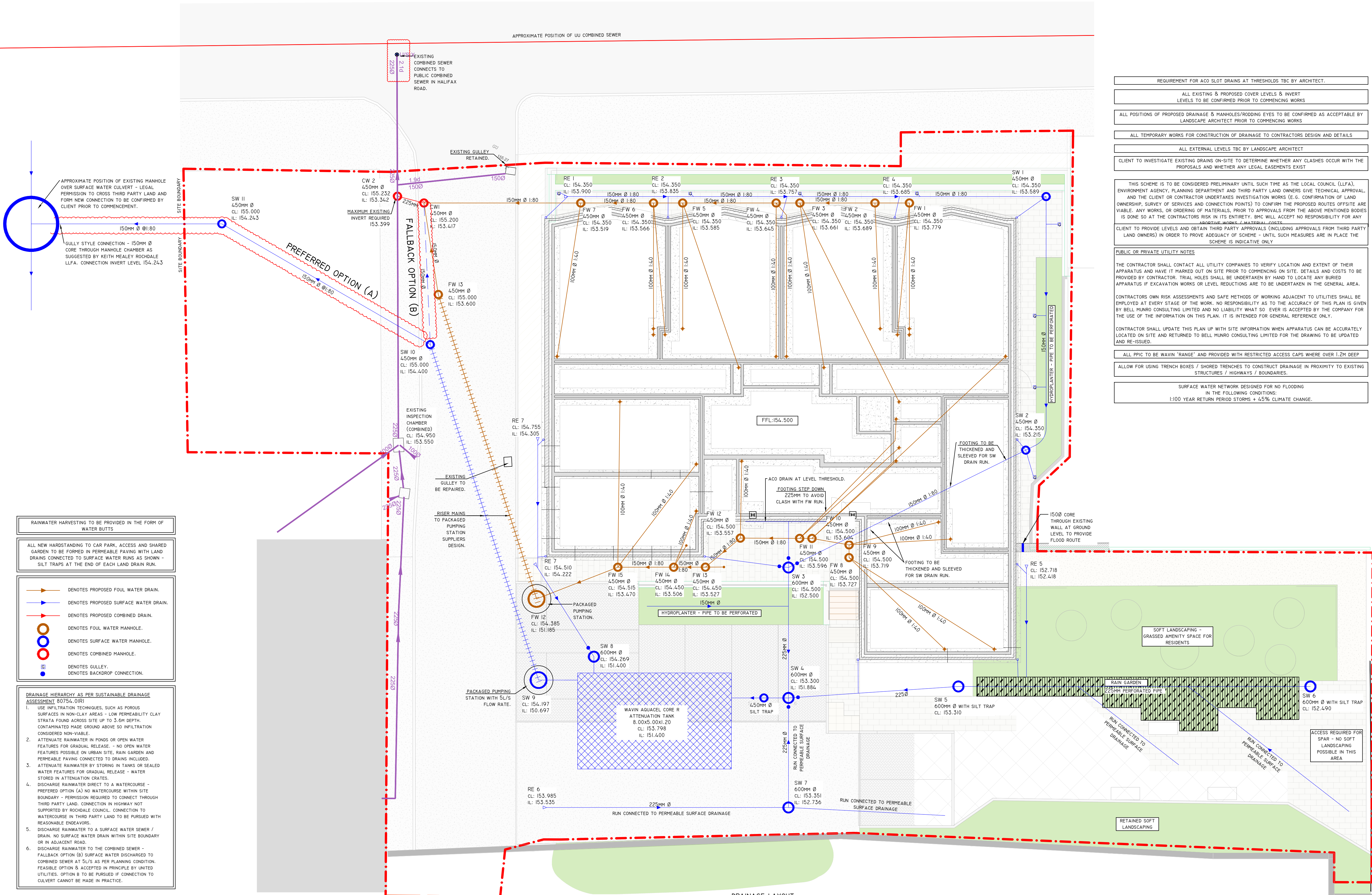




REQUIREMENT FOR ACO SLOT DRAINS AT THRESHOLDS TBC BY ARCHITECT.

ALL EXISTING & PROPOSED COVER LEVELS & INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCING WORKS

ALL POSITIONS OF PROPOSED DRAINAGE & MANHOLES/RODDING EYES TO BE CONFIRMED AS ACCEPTABLE BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORKS

ALL TEMPORARY WORKS FOR CONSTRUCTION OF DRAINAGE TO CONTRACTORS DESIGN AND DETAILS

ALL EXTERNAL LEVELS TBC BY LANDSCAPE ARCHITECT

CLIENT TO INVESTIGATE EXISTING DRAINS ON-SITE TO DETERMINE WHETHER ANY CLASHES OCCUR WITH THE PROPOSALS AND WHETHER ANY LEGAL EASEMENTS EXIST

THIS SCHEME IS TO BE CONSIDERED PRELIMINARY UNTIL SUCH TIME AS THE LOCAL COUNCIL (LLFA), ENVIRONMENT AGENCY, PLANNING DEPARTMENT AND THIRD PARTY LAND OWNERS GIVE TECHNICAL APPROVAL, AND THE CLIENT OR CONTRACTOR UNDERTAKES INVESTIGATION WORKS (E.G. CONFIRMATION OF LAND OWNERSHIP, SURVEY OF SERVICES AND CONNECTION POINTS) TO CONFIRM THE PROPOSED ROUTES OFFSITE ARE VIABLE. ANY WORKS, OR ORDERING OF MATERIALS, PRIOR TO APPROVALS FROM THE ABOVE MENTIONED BODIES IS DONE SO AT THE CONTRACTORS RISK IN ITS ENTIRETY. BMC WILL ACCEPT NO RESPONSIBILITY FOR ANY ADAPTIVE WORKS / MATERIAL COSTS

CLIENT TO PROVIDE LEVELS AND OBTAIN THIRD PARTY APPROVALS (INCLUDING APPROVALS FROM THIRD PARTY LAND OWNERS) IN ORDER TO PROVE ADEQUACY OF SCHEME - UNTIL SUCH MEASURES ARE IN PLACE THE SCHEME IS INDICATIVE ONLY

PUBLIC OR PRIVATE UTILITY NOTES

THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO VERIFY LOCATION AND EXTENT OF THEIR APPARATUS AND HAVE IT MARKED OUT ON-SITE PRIOR TO COMMENCING WORKS. DETAILS AND COSTS TO BE PROVIDED BY CONTRACTOR. TRIAL HOLES SHALL BE UNDERTAKEN BY HAND TO LOCATE ANY BURIED APPARATUS IF EXCAVATION WORKS OR LEVEL REDUCTIONS ARE TO BE UNDERTAKEN IN THE GENERAL AREA.

CONTRACTORS OWN RISK ASSESSMENTS AND SAFE METHODS OF WORKING ADJACENT TO UTILITIES SHALL BE EMPLOYED AT EVERY STAGE OF THE WORK. NO RESPONSIBILITY AS TO THE ACCURACY OF THIS PLAN IS GIVEN BY BELL MUNRO CONSULTING LIMITED AND NO LIABILITY WHATSOEVER IS ACCEPTED BY THE COMPANY FOR THE USE OF THE INFORMATION ON THIS PLAN. IT IS INTENDED FOR GENERAL REFERENCE ONLY.

CONTRACTOR SHALL UPDATE THIS PLAN UP WITH SITE INFORMATION WHEN APPARATUS CAN BE ACCURATELY LOCATED ON SITE AND RETURNED TO BELL MUNRO CONSULTING LIMITED FOR THE DRAWING TO BE UPDATED AND RE-ISSUED.

ALL PPIC TO BE WAVIN 'RANGE' AND PROVIDED WITH RESTRICTED ACCESS CAPS WHERE OVER 1.2M DEEP

ALLOW FOR USING TRENCH BOXES / SHORED TRENCHES TO CONSTRUCT DRAINAGE IN PROXIMITY TO EXISTING STRUCTURES / HIGHWAYS / BOUNDARIES.

SURFACE WATER NETWORK DESIGNED FOR NO FLOODING IN THE FOLLOWING CONDITIONS:
1:100 YEAR RETURN PERIOD STORMS + 45% CLIMATE CHANGE.

- DRAINAGE
- NOTES:
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF BELL MUNRO CONSULTING LTD. THE DRAWING MUST NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT PRIOR WRITTEN AUTHORITY.
 - THIS DRAWING MUST NOT BE SCALED BY EITHER CONTRACTORS OR OTHER CONSULTANTS ANY DIMENSIONAL OR SETTING - OUT DISCREPANCIES ARE TO BE REPORTED TO BELL MUNRO CONSULTING PRIOR TO CONSTRUCTION / FABRICATION COMMENCING.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE RELEVANT BMC SPECIFICATIONS TOGETHER WITH THE APPROPRIATE ARCHITECTS AND SERVICES CONSULTANTS DRAWINGS AND SPECIFICATIONS.
 - ALL EXISTING DRAINAGE TO BE CONFIRMED PRIOR TO CONSTRUCTION COMMENCING.
 - ALL NEW PIPEWORK TO BE WAVIN OSMADRAIN OR WAVIN ULTRARIB UPVC UNLESS NOTED OTHERWISE.
 - ALL PIPEWORK AT COVER LEVELS LESS THAN 900MM IN TRAFFICKED AREAS AND 400MM IN OTHER AREAS SHALL BE ENCASED IN CONCRETE (CLASS 2 BEDDING).
 - ALL OTHER PIPEWORK TO BE IN CLASS 5 BEDDING.
 - PIPEWORK PASSING THROUGH BUILDING WALLS SHALL BE FITTED WITH ROCKER PIPES AS PER STANDARD DETAIL.
 - ALL EXTERNAL MANHOLE COVERS TO BE TO EN124/1994 - TRAFFICKED AREAS GRADE D400 AND OTHER AREAS GRADE A14.
 - ALL INTERNAL MANHOLES TO BE SAINT-GOBAIN BRADSTEL TRIPLE SEALED RECESSED COVERS.
 - ANY UNLABELLED FOUL BRANCH PIPEWORK TO BE 1000P PIPEWORK AT MINIMUM 1:40 FALL. ALL MAIN FOUL WATER PIPEWORK TO BE 1500P AT 1:80 FALL.
 - ANY UNLABELLED STORM WATER BRANCH PIPEWORK TO BE 1000P AT MINIMUM 1:40 FALL.
 - ALL RWP AND THRESHOLD DRAIN LOCATIONS AND NUMBERS ARE TO BE CONFIRMED BY ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
 - EXACT SVP AND GULLY LOCATIONS TO BE CONFIRMED FROM SERVICES ENGINEERS' DRAWINGS AND DETAILS.

GEOSMART SUSTAINABLE DRAINAGE ASSESSMENT 80754.01R1 (DESKTOP STUDY) PROPOSES SOAKAWAY INFILTRATION SUBJECT TO INFILTRATION TESTING & PERMEABLE PAVING.

GE02 PHASE 1/11 CONTAMINATED LAND SITE ASSESSMENT 23/1382.1.1 FOUND GROUND CONDITIONS TO BE MADE GROUND OVERLYING CLAY STRATA AND THEREFORE UNSUITABLE FOR INFILTRATION BUT EQUIVALENT SUDS FEATURES WILL BE PROVIDED.

SURFACE WATER DISCHARGE RATE LIMITED TO 5L/S IN ACCORDANCE WITH ROCHE DALE COUNCIL PLANNING CONDITION.

GEOSMART FLOODRISK ASSESSMENT 80754.00.01R1 PROPOSES FOLLOWING MEASURES IN MITIGATION OF GROUND WATER FLOOD RISK:

- MINIMUM FINISHED FLOOR LEVEL 0.3M ABOVE ADJACENT GROUND LEVELS - NOT POSSIBLE OVER FULL FOOTPRINT DUE TO SITE SLOPE.
- WATERPROOF TANKING OF THE GROUND FLOOR/BASEMENT - GROUND FLOOR TO BE TANKED BY SPECIALIST.
- INTERCEPTOR DRAINS - INTERCEPTOR DRAINS NOT PRACTICABLE.
- AUTOMATIC SUMP TO EXTRACT FLOOD WATER - SUMP NOT REQUIRED AS GROUND WATER IS NOT CONTAINED IN SUB-FLOOR VOID - REAR WALLS AND LOWER INTERNAL GROUND LEVEL WILL ALLOW GROUND WATER MOVEMENT OUT OF BUILDING.
- NON-RETURN FLAP VALVES ON THE PROPOSED FOUL AND SURFACE WATER SEWER LINES - NON-RETURN FLAPS TO BE INCLUDED.

PRELIMINARY

F	POTENTIAL CONNECTION SHOWN TO CULVERT	08/10/25	WR
E	OPEN LANDSCAPING HOSE DITCH	24/07/25	WR
D	SW CONNECTED TO CULVERT IN A53 - DISCONTINUED	08/08/25	WR
C	UPDATED TO COMMENTS - RAIN GARDEN ADDED	03/07/25	WR
B	PIPPS MOVED TO SUIT CONTRACTORS COMMENTS	08/06/25	WR
A	REVISED TO SUIT ARCHITECTS LAYOUT CHANGES	24/03/25	WR
---	INITIAL ISSUE	20/01/25	WR
REV	COMMENTS	DATE	BY

BMC

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POSSIBILITIES

WUERDLE STREET, ROCHE DALE

TITLE
DRAINAGE - GENERAL ARRANGEMENT

DRAWN BY: WR	CHECKED BY: SJB	SCALE: 1:100	DATE: 01/25
DRAWING NUMBER: J8426/D01	REVISION: F		