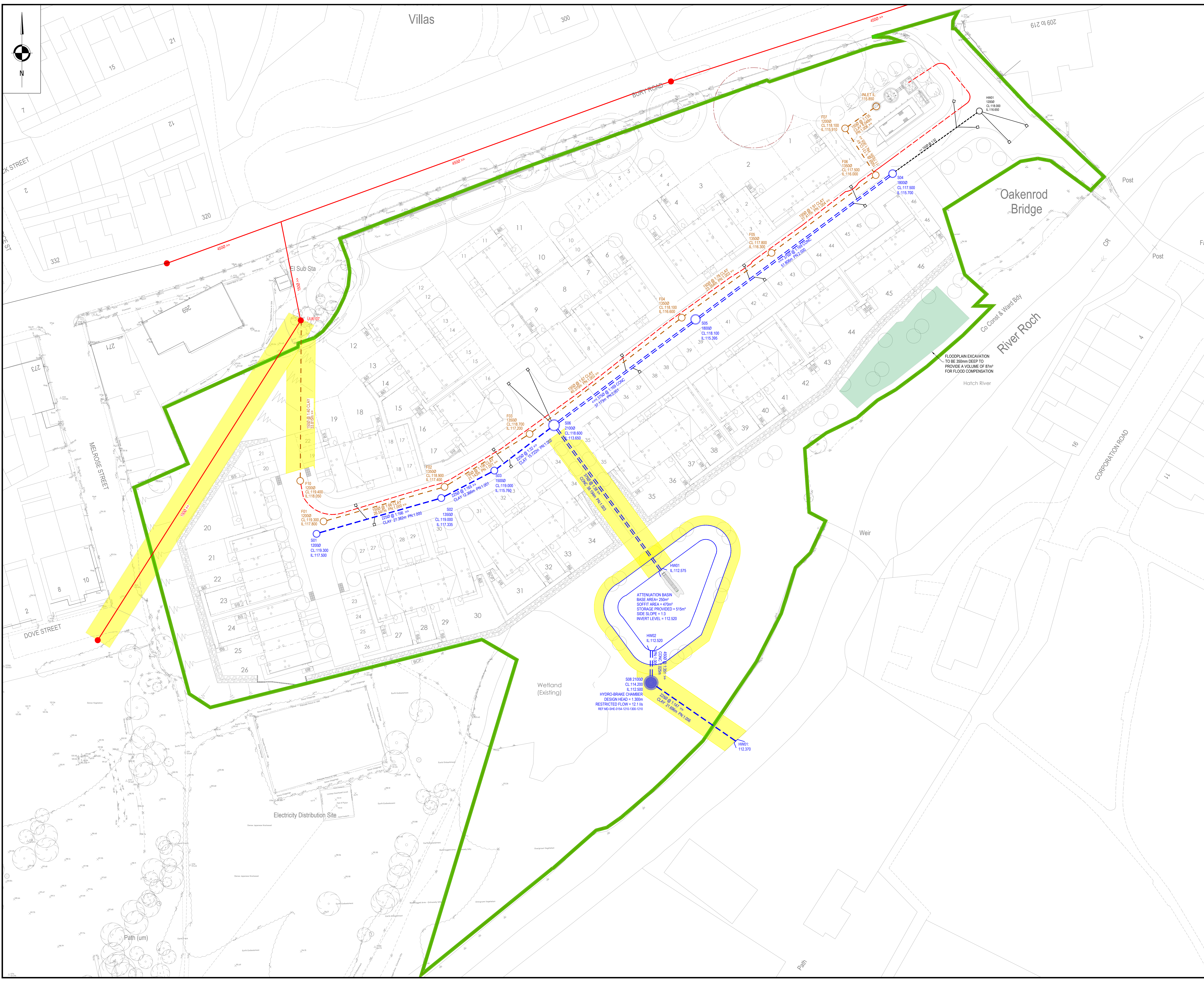




GENERAL NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
- ALL RELEVANT DIMENSIONS TO BE OBTAINED/CHECKED AGAINST ARCHITECT'S DRAWINGS AND BY SITE MEASUREMENT PRIOR TO THE COMMENCEMENT OF WORKS OR ORDERING OF MATERIALS. DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS TO BE NOTIFIED TO THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND SERVICES THAT MAY EXIST AND TO DIVERT THEM IF NECESSARY PRIOR TO THE COMMENCEMENT OF THE WORKS.
- MATERIALS OR WORKMANSHIP NOT COMPLYING WITH THE ENGINEERS DRAWINGS AND SPECIFICATION SHALL BE DEEMED UNACCEPTABLE AND REMOVED FROM SITE AND REPLACED WITH WORK CORRECTLY MANUFACTURED, DELIVERED AND ERECTED.
- ALL EXISTING INVERT LEVELS TO BE CHECKED BY THE CONTRACTOR AT THE START OF WORKS AND ANY OTHER DISCREPANCIES NOTIFIED TO THE ENGINEER. ALL LEVELS ARE BASED ON TOPOGRAPHICAL SURVEY INFORMATION PROVIDED BY OTHERS.
- ALL OPENING NOTICES ETC. AS REQUIRED UNDER HIGHWAYS ACTS ETC. ARE TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS. ALL WORKS ARE TO BE INSPECTED BY L.A. NIBC OR UNITED UTILITIES AS APPLICABLE.
- ALL MATERIALS TO BEAR THE RELEVANT B.S. KITEMARK AND COMPLY FULLY WITH THE SPECIFICATIONS. ALL CONCRETE & CONCRETE PRODUCTS MUST USE SULPHATE RESISTANT CEMENT (UNLESS THE SITE INVESTIGATION REPORT PROVES THAT SULPHATE ATTACK FROM SOILS AND GROUNDWATER WILL NOT OCCUR TO WITHSTAND A CLASS 3 CONDITION).
- WHERE 'ULTRA RIB' UPVC PIPES (OR SIMILAR APPROVED) ARE USED IN ADOPTABLE DRAINAGE THEY SHALL STILL BE HANDLED AND LAID IN ACCORDANCE WITH THE SPECIFICATION AND GUIDANCE ISSUED BY THE HIGH PERFORMANCE PIPE ASSOCIATION. A CLASS 3 BED AND SURROUND MUST BE USED FOR SUCH PIPES.
- TRENCH BACKFILL IN HIGHWAYS / CAR PARKS TO WITHIN 1M OF HIGHWAY SHALL BE A SUITABLE GRANULAR MATERIAL ALL IN ACCORDANCE WITH SEWERS FOR ADOPTION CL 3.3.4 BACKFILL MATERIAL IN OTHER AREAS SHALL BE SELECTED EXCAVATED MATERIAL FREE FROM STONES LARGER THAN 40mm. LUMPS OF CLAY OVER 100mm, TIMBER, FROZEN MATERIAL OR VEGETABLE MATTER.
- UPVC PIPES AND FITTINGS SHALL COMPLY WITH WIS 4-38-01. CLAY PIPES AND FITTINGS SHALL BE EXTRA STRENGTH TO BS EN 286 AND BS 65. CONCRETE PIPES AND FITTINGS SHALL COMPLY WITH BS 5911. PIPES SHALL BE CLASS 1.
- A CLASS 3 BED MUST BE PROVIDED TO UPVC PIPES. A CLASS 8 BED MAY BE USED FOR V.C. AND CONCRETE PIPES.
- BACKFILL TO DRAINAGE TRENCHES ABOVE PIPE BEDDING AND SURROUND WITHIN ROAD AND CAR PARK AREAS TO BE GRANULAR FILL COMPLYING WITH CLASS 8/2 OR DOT TYPE 1 OR QUARRY SCALPING GRADED FROM 75mm DOWN.
- A CONCRETE SURROUND IS NOT NORMALLY REQUIRED TO MANHOLES UNLESS INSTALLED IN AREAS OF UNSTABLE GROUND. UNDER CONDITIONS OF FLOATATION OR WHERE SUBJECTED TO EXCEPTIONAL OR ECCENTRIC LOADS, IN WHICH CASE A 150mm SURROUND OF AT LEAST 200mm/2 CONCRETE SHOULD BE PROVIDED. ANY JOINTS SHOULD BE STAGGERED WITH THE PRECAST CONCRETE JOINTS.
- DOUBLE STEPS SHALL BE PLASTIC ENCAPSULATED CARBON TO BS EN 1247-2 MANHOLE STEPS. STEP RINGS AT 300mm. HORIZONTALLY & VERTICALLY MAY BE USED AS AN ALTERNATIVE TO DOUBLE STEPS.
- ALL WORK TO BE IN ACCORDANCE WITH DEVELOPER CONSTRUCTION GUIDANCE DETAILS.
- TOP OF FOUNDATIONS ARE TO BE A MIN 450mm FROM FINISHED EXTERNAL LEVELS.
- FOUNDATIONS WITHIN CLOSE PROXIMITY TO PROPOSED DRAINAGE WILL NEED TO BE AT THE SAME DEPTH AS DRAINAGE TO AVOID THE POTENTIAL FOR UNDERMINING.

DRAINAGE NOTES

- FOUL AND SURFACE WATER CONNECTIONS ARE TO BE CONFIRMED
- ALL POP-UP SETTING OUT IS TO BE PROVIDED BY THE ARCHITECT
- ALL SURFACE / FOUL WATER CONNECTIONS ARE TO HAVE RODDABLE ACCESS FROM ABOVE GROUND
- ANY 6000 ACCESS CHAMBERS GREATER THAN 1.2m DEEP WILL REQUIRE A REDUCED ACCESS SHAFT
- BACK INLET GULLY TO BE TRAPPED

DESIGNED IN LINE WITH T J BOOTH'S ASSOCIATES
FRA & DRAINAGE STRATEGY REPORTS
REP-TJBA-HALLMARK-OAKENROD-FRA-071024

LEGEND

- PROPOSED S104 SURFACE WATER SEWER SUBJECT TO NAV AGREEMENT
- PROPOSED SURFACE WATER FLOW CONTROL CHAMBER
- PROPOSED S104 FOUL WATER SEWER SUBJECT TO NAV AGREEMENT
- PROPOSED RISING MAIN SUBJECT TO NAV AGREEMENT
- PROPOSED HIGHWAY GULLY & HIGHWAY MANHOLE SUBJECT TO S38 AGREEMENT
- EXISTING UNITED UTILITIES COMBINED WATER SEWER
- 3m SEWER EASEMENT
- SITE BOUNDARY

REV	NO	DATE	DESCRIPTION	BY	CHECKED	APP'D
P02	31.07.2025	UPDATED TO SUIT CLIENT COMMENTS		JP	KOB	KOB
P01	24.07.2025	PRELIMINARY ISSUE		JP	KOB	KOB

PRELIMINARY

CLIENT
STONEBOND LTD

ARCHITECT
STONEBOND LTD

PROJECT
OAKENROD
BURY ROAD
ROCHDALE

TITLE
DRAINAGE STRATEGY

STATUS	PROJECT NO.	PROJECT / ORIGINATOR	VOL/ISSUE	LEVEL	TYPE	SCALE	DRAWING NO.	REV
S2	26.298	PRO - AJP - XX - 00 - DR	C - 0900	P02				

SCALE @ A1	DESIGNED	BY	DRAWN	BY	CHECKED	APPROVED	DATE
1:250	JP	JP	KOB	KOB	KOB		JUNE 25

AJP consulting engineers
0151 227 1462 | info@ajpce.co.uk | Dale Street, Liverpool, L2 2ET