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MARKS SQUARE
Ward Bay

NOTES:

- WHERE PROPOSED WORKS MAY REQUIRE THE ABANDONMENT OF ANY PIPEWORK, APPROPRIATE CHECKS SHOULD BE UNDERTAKEN TO ENSURE THAT THERE ARE NO OTHER PROPERTIES CONNECTED TO THAT RUN.
- ALL WORKS AND CONNECTIONS TO THE PUBLIC SEWERS TO BE CONSTRUCTED TO THE ADAPTABLE STANDARDS SPECIFIED IN SEWERS FOR ADOPTION.
- ALL PRIVATE DRAINAGE IS TO COMPLY AND BE LAID IN ACCORDANCE WITH CURRENT PART H OF BUILDING REGULATIONS, BS EN 752:2017 AND BS 5955.
- POSITION & INVERT LEVELS OF ALL EXISTING MANHOLES, SEWERS AND LATERALS TO BE CONFIRMED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES REPORTED TO THE ENGINEER.
- ALL DRAIN AND SEWER PIPES ARE TO BE LAID SOFFIT TO SOFFIT, UNLESS SHOWN OTHERWISE (SEE ALSO MANHOLE SCHEDULE DRAWINGS).
- ALL PLOT/PRIVATE DRAINAGE TO BE 100mm Ø UNLESS SHOWN OTHERWISE, LAID IN ACCORDANCE WITH BS EN 752:2017.
- ALL MATERIALS SHALL COMPLY TO THE BSI KITE MARK CERTIFICATION SCHEME AND MUST BE MARKED ACCORDINGLY.
- COVER AND FRAMES TO MANHOLES/INSPECTION CHAMBERS TO COMPLY WITH BS EN124, REFER TO DRAINAGE CONSTRUCTION DETAILS DRAWING.
- WHERE FINISHED GROUND LEVELS FALL TOWARDS BUILDING, AN OPEN GULLY IS TO BE PROVIDED AT THE FOOT OF ALL RAINWATER PIPES. ALL RAINWATER PIPES TO HAVE RODDING ACCESS.
- WHERE A DRAIN RUN PASSES THROUGH A WALL OR FOUNDATION IT IS NECESSARY TO:
 - FORM AN OPENING USING A CONCRETE LINTEL WITH AT LEAST 50mm CLEARANCE AROUND THE PIPE AND THE OPENINGS MASKED WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF FILL OR VERMIN, OR;
 - BUILD IN A LENGTH OF PIPE WITH ITS JOINTS AS CLOSE AS POSSIBLE TO THE WALL FACES (150mm MAXIMUM) AND CONNECTED ON EACH SIDE TO 600mm LONG ROCKER PIPES WITH FLEXIBLE JOINTS.

KEY

- SITE BOUNDARY
- EXISTING FW SEWER & MANHOLE (WITH MANHOLE REF. No.)
- EXISTING FOUL WATER SEWER & MANHOLE
- EXISTING SURFACE WATER SEWER & MANHOLE
- EXISTING DRAINAGE TO BE REMOVED
- PLOT SURFACE DRAIN (100mmØ UNLESS NOTED OTHERWISE)
- LAND DRAIN
- CD/TD/BS
- RWP
- RE
- PROPOSED SURFACE WATER RING SOAKAWAY
- PLOT FW DRAIN (100mmØ UNLESS NOTED OTHERWISE)
- PROPOSED FOUL WATER INSPECTION CHAMBER 450Ø (TYPE 5) NON-ENTRY ACCESS CHAMBER MAX DEPTH TO INVERT 3m
- PROPOSED FOUL WATER TRAPPED FLOOR GULLY
- DOMESTIC FOUL WATER WASTE OUTLET POSITION (SOIL VENT PIPE/STUB STACK)
- FFL:00.000
- ASSUMED INTERNAL DRAINAGE ROUTE TO BE SURVEYED
- PS
- PROPOSED FOUL WATER PUMP STATION & RISING MAIN

DO NOT SCALE FROM THIS DRAWING

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS (SEE CDM NOTES) AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
- ANY WORKS OUTSIDE SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY, UNLESS SPECIFICALLY NOTED. ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
- THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
- ALL EXISTING DRAINAGE TO BE RETAINED SHOULD BE SURVEYED AND REPAIRED IN ACCORDANCE WITH BS EN 1610 CONSTRUCTION AND TESTING OF DRAINS AND SEWERS.
- STATED COVER LEVELS ARE FOR GUIDANCE ONLY AND SHALL BE SET TO THE FINISH LEVELS OF THE CARRIAGEWAY/FOOTWAY/VERGE.
- ALL PIPE SIZES STATED ARE NOMINAL INTERNAL DIAMETERS IN MILLIMETERS.
- ALL DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS, BS EN 752 AND RELEVANT AGREEMENT CERTIFICATES.
- DRAINS TO BE CONSTRUCTED USING FLEXIBLY JOINTED VITRIFIED CLAY PIPES TO BS EN 2852013 (1-3) OR UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS EN 1401, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE SPECIFICATIONS.
- BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OF OTHER STRUCTURES TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART 4, DIAGRAM 8.
- ALL SOIL VENT PIPE, STUB STACKS, AIR ADMITTANCE VALVES AND RAIN WATER PIPES LOCATIONS ARE INDICATIVE ONLY. FOR ACTUAL LOCATIONS PLEASE REFER TO ARCHITECTS PLANS AND ELEVATIONS.
- GULLIES SITUATED IN AREAS ACCESSIBLE TO WHEELED VEHICLES WITHIN THE PRIVATE CAR PARKING COURTYARDS TO BE OF SUITABLE CONSTRUCTION WITH IN SITU CONCRETE BED AND SURROUND, FITTED WITH DRAINAGE CASTINGS CODE T061 GRATING AND FRAME (OR SIMILAR APPROVED).
- SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO THE PROPOSED HIGHWAY.
- 2A TELESCOPIC (ELBOW) REST BEND IS TO BE PROVIDED AT THE BASE OF EACH FW STACK.
- DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL AND THEN EXCAVATE THROUGH THE FILL MATERIAL INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE GRANULAR FILL MATERIAL, WELL COMPACTED IN LAYERS NOT EXCEEDING 225mm.
- A SECTION 106/107 APPLICATION WILL BE REQUIRED PRIOR TO CONNECTION TO THE EXISTING SEWER.
- ALL WORKS TO EXISTING SEWER WILL REQUIRE WRITTEN APPROVAL FROM THE STATUTORY UNDERTAKER PRIOR TO COMMENCEMENT OF WORKS.
- ALL INTERNAL MANHOLES/CHAMBERS SHOULD BE FITTED WITH DOUBLE SEALED & LOCKABLE COVERS.

PRELIMINARY

TOPOGRAPHICAL SURVEY FILE :
P0299-RHP-ZZ-GF-DR-A-1004-03 Proposed Site Plan
WIP RECEIVED 09/08/2021
ARCHITECT PLAN : P0299-RHP-ZZ-GF-DR-A-1004-04
Proposed Site Plan WIP RECEIVED 29/09/2021

CDM NOTES:

- THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:
 - WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
 - WORKS WITHIN AND ADJUTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
 - HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

SYMBOL



RISK / HAZARD

TREES HAVE PROTECTION ORDER IN PLACE. GUARDING REQUIRED
EXISTING TREES TO BE RETAINED



PLOT SCALE = 1:250

P3	14.07.22	DRAINAGE LAYOUT REVISED	MT/AS/AS
P2	12.07.22	DRAINAGE LAYOUT REVISED	MT/AS/AS
P1	08.07.22	PRELIMINARY ISSUE	MT/AS/AS

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ELLENOR HOSPICE

Project Title:
**ELLENOR HOSPICE,
PHASE ONE**

Drawing Title:
OVERALL DRAINAGE LAYOUT

Scale @ A1 1:500	FH Project Number 128746	Purpose of Issue PRELIMINARY	Status P
Drawn MT	Checked AS	Approved AS	
Drawn Date JUL 22	Checked Date JUL 22	Approved Date JUL 22	
Drawn Number 128746-FAH-00-DR-DR-D-0502	Rev P3		