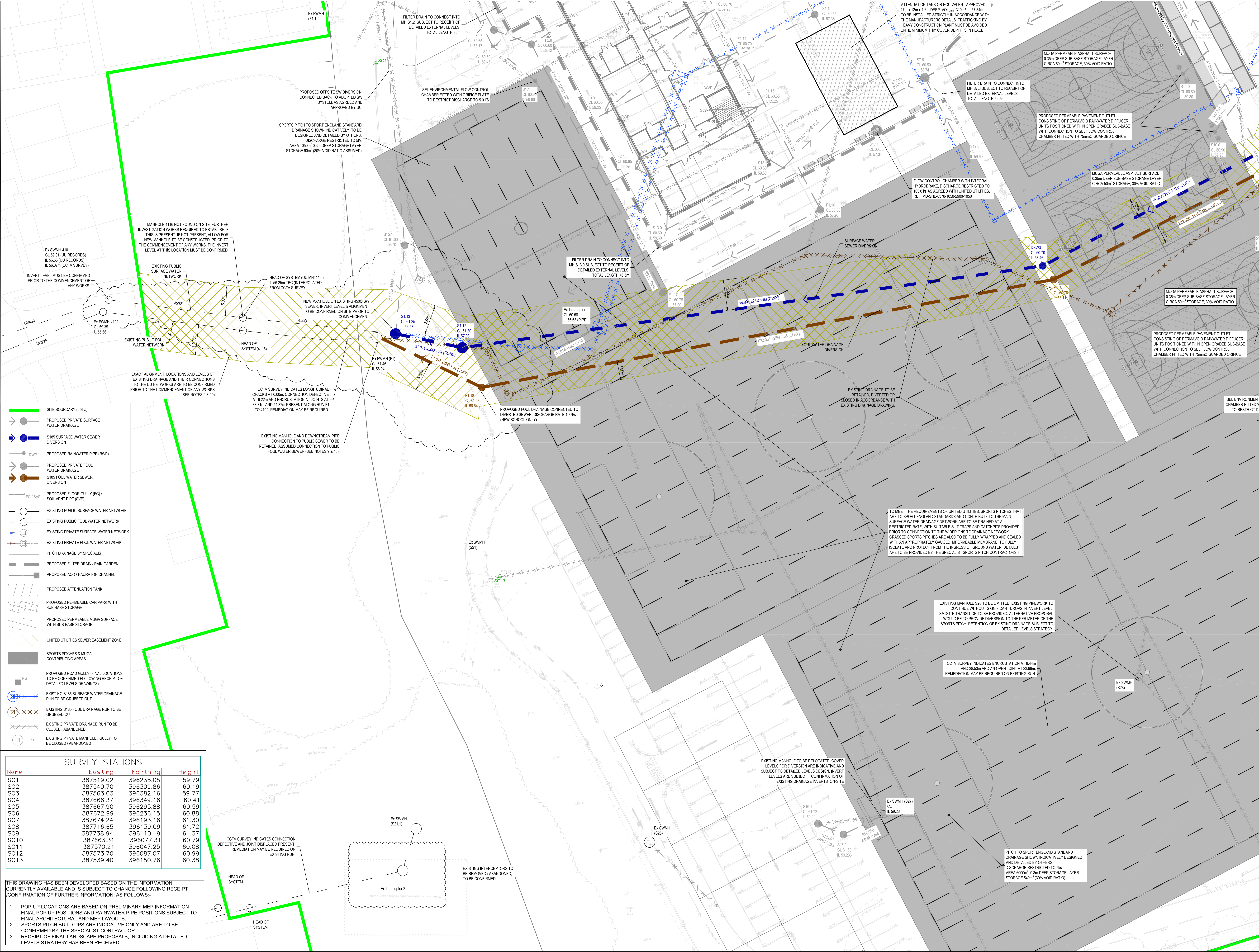




- SITE BOUNDARY (S.39a)
- PROPOSED PRIVATE SURFACE WATER DRAINAGE
- S185 SURFACE WATER SEWER DIVERSION
- PROPOSED RAINWATER PIPE (RWP)
- PROPOSED PRIVATE FOUL WATER DRAINAGE
- S185 FOUL WATER SEWER DIVERSION
- PROPOSED FLOOR GULLY (FG) / SOIL VENT PIPE (SVP)
- EXISTING PUBLIC SURFACE WATER NETWORK
- EXISTING PUBLIC FOUL WATER NETWORK
- EXISTING PRIVATE SURFACE WATER NETWORK
- EXISTING PRIVATE FOUL WATER NETWORK
- PITCH DRAINAGE BY SPECIALIST
- PROPOSED FILTER DRAIN / RAIN GARDEN
- PROPOSED ACO / HAURAUON CHANNEL
- PROPOSED ATTENUATION TANK
- PROPOSED PERMEABLE CAR PARK WITH SUB-BASE STORAGE
- PROPOSED PERMEABLE MUGA SURFACE WITH SUB-BASE STORAGE
- UNITED UTILITIES SEWER EASEMENT ZONE
- SPORTS PITCHES & MUGA CONTRIBUTING AREAS
- PROPOSED ROAD GULLY (FINAL LOCATIONS TO BE CONFIRMED FOLLOWING RECEIPT OF DETAILED LEVELS DRAWINGS)
- EXISTING S185 SURFACE WATER DRAINAGE RUN TO BE GRUBBED OUT
- EXISTING S185 FOUL DRAINAGE RUN TO BE GRUBBED OUT
- EXISTING PRIVATE DRAINAGE RUN TO BE CLOSED / ABANDONED
- EXISTING PRIVATE MANHOLE / GULLY TO BE CLOSED / ABANDONED

SURVEY STATIONS			
Name	Easting	Northing	Height
S01	387519.02	396235.05	59.79
S02	387540.70	396309.86	60.19
S03	387563.03	396382.16	59.77
S04	387666.37	396349.16	60.41
S05	387667.90	396295.88	60.59
S06	387672.99	396236.15	60.88
S07	387674.24	396193.16	61.30
S08	387716.65	396139.09	61.72
S09	387738.94	396110.19	61.37
S10	387663.31	396077.31	60.79
S11	387570.21	396047.25	60.08
S12	387573.70	396087.07	60.99
S13	387539.40	396150.76	60.38

THIS DRAWING HAS BEEN DEVELOPED BASED ON THE INFORMATION CURRENTLY AVAILABLE AND IS SUBJECT TO CHANGE FOLLOWING RECEIPT OF FURTHER INFORMATION, AS FOLLOWS:

- POP-UP LOCATIONS ARE BASED ON PRELIMINARY MEP INFORMATION. FINAL POP-UP POSITIONS AND RAINWATER PIPE POSITIONS SUBJECT TO FINAL ARCHITECTURAL AND MEP LAYOUTS.
- SPORTS PITCH BUILD UPS ARE INDICATIVE ONLY AND ARE TO BE CONFIRMED BY THE SPECIALIST CONTRACTOR.
- RECEIPT OF FINAL LANDSCAPE PROPOSALS, INCLUDING A DETAILED LEVELS STRATEGY HAS BEEN RECEIVED.

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN THAT FOR WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING. ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.

2. THIS DRAWING IS BASED ON:
2.1. TOPOGRAPHICAL SURVEY DWG FILE REF. 000510-001 TO 004 DATED JULY 2020 BY SURVEY OPERATIONS
2.2. FULL UTILITIES SURVEY DWG FILE REF. 0620-ARC-13319 DATED 06/07/2020 BY SITE VISION SURVEYS
2.3. PROPOSED SITE PLAN DWG FILE REF. 009433-SPA-01-XX-DRL-910001 REVISION P02 RECEIVED ON 17/03/2021 BY SPACE ARCHITECTS
2.4. LEVEL 00 GA DWG FILE REF. 009433-SPA-01-DR-01-10001 REVISION P06 RECEIVED ON 17/03/2021 BY SPACE ARCHITECTS
2.5. UNITED UTILITIES RECORD MAP, UU REF. UUPS-ORD-175605 DATED 22/07/2020 (pdf)

3. BEFORE STARTING ANY WORKS, CONTRACTOR TO CHECK INVERT LEVELS AND POSITIONS OF EXISTING DRAINS, SEWERS, INSPECTIONS CHAMBERS AND MANHOLES AGAINST INFORMATION SHOWN ON THIS DRAWING. ENGINEER TO BE INFORMED IF FOUND DIFFERENT TO NOTED.

4. ROCKER PIPES ARE TO BE PROVIDED AT ALL CONCRETE CASED INTERFACES.

5. ALL DRAIN POINTS AND MANHOLE LOCATIONS/INVERT LEVELS/DIMENSIONS ARE TO BE CONFIRMED, SUBJECT TO DESIGN DEVELOPMENT.

6. EXTERNAL DRAINAGE OUTSIDE BUILDING FOOTPRINT: CLASS Z CONCRETE SURROUND TO BE PROVIDED FOR PIPES WITH COVER LESS THAN 1.2 m ABOVE THE CROWN OF THE PIPE FOR ROADS AND 0.6 m FOR SOFT AND PEDESTRIAN AREAS ONLY AND UNDER ALL FOUNDATIONS AND WHERE PIPES LAND WITHIN 1 m OF FOUNDATIONS.

7. SURFACE WATER: DESIGNED TO ACCOMMODATE 1m1, 1m30 AND 1m100 + 40% OC CRITICAL STORM EVENTS. SURFACE.

8. DESIGN SUBJECT TO CHANGE FOLLOWING:
8.1. APPROVAL PROCESS WITH LOCAL AUTHORITIES AND WATER COMPANY
8.2. RECEIPT OF DETAILED EXTERNAL LEVELS DESIGN

9. CONNECTIONS TO EXISTING PUBLIC SEWER IN ACCORDANCE WITH UNITED UTILITIES REQUIREMENTS. TO BE APPROVED / AGREED WITH THE WATER AUTHORITY. ALL EXISTING DRAINAGE LEVELS, ESPECIALLY WHERE NEW MANHOLES ON EXISTING RUNS OR NEW CONNECTIONS TO EXISTING MANHOLES ARE PROPOSED, ARE TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE.

10. INFILTRATION: THE SITE IS UNSUITABLE FOR INFILTRATION TECHNIQUES FOR SURFACE WATER MANAGEMENT DUE TO HIGH PERCHED GROUNDWATER, SOIL CONDITION AND PRESENCE OF MADE GROUND.

11. SURFACE WATER RUNOFF TREATMENT SUCH AS OIL SEPARATOR OR HYDRODYNAMIC VORTEX SEPARATOR (DOWNSTREAM DEFENDER) IS NOT DEEMED NECESSARY AT THIS STAGE BUT MAY BE REQUIRED BY THE LOCAL FLOOD AUTHORITY / UNITED UTILITIES.

12. DRAWING TO BE READ IN CONJUNCTION WITH EXISTING DRAINAGE DRAWING 009433-BDP-01-ZZ-DR-C-520010.

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P3001502 COMMERCIAL IN CONFIDENCE

PROJECT NO.	1200 @ A0
DATE	16/08/21
REVISION	-

009433-BDP-01-ZZ-DR-C-520012