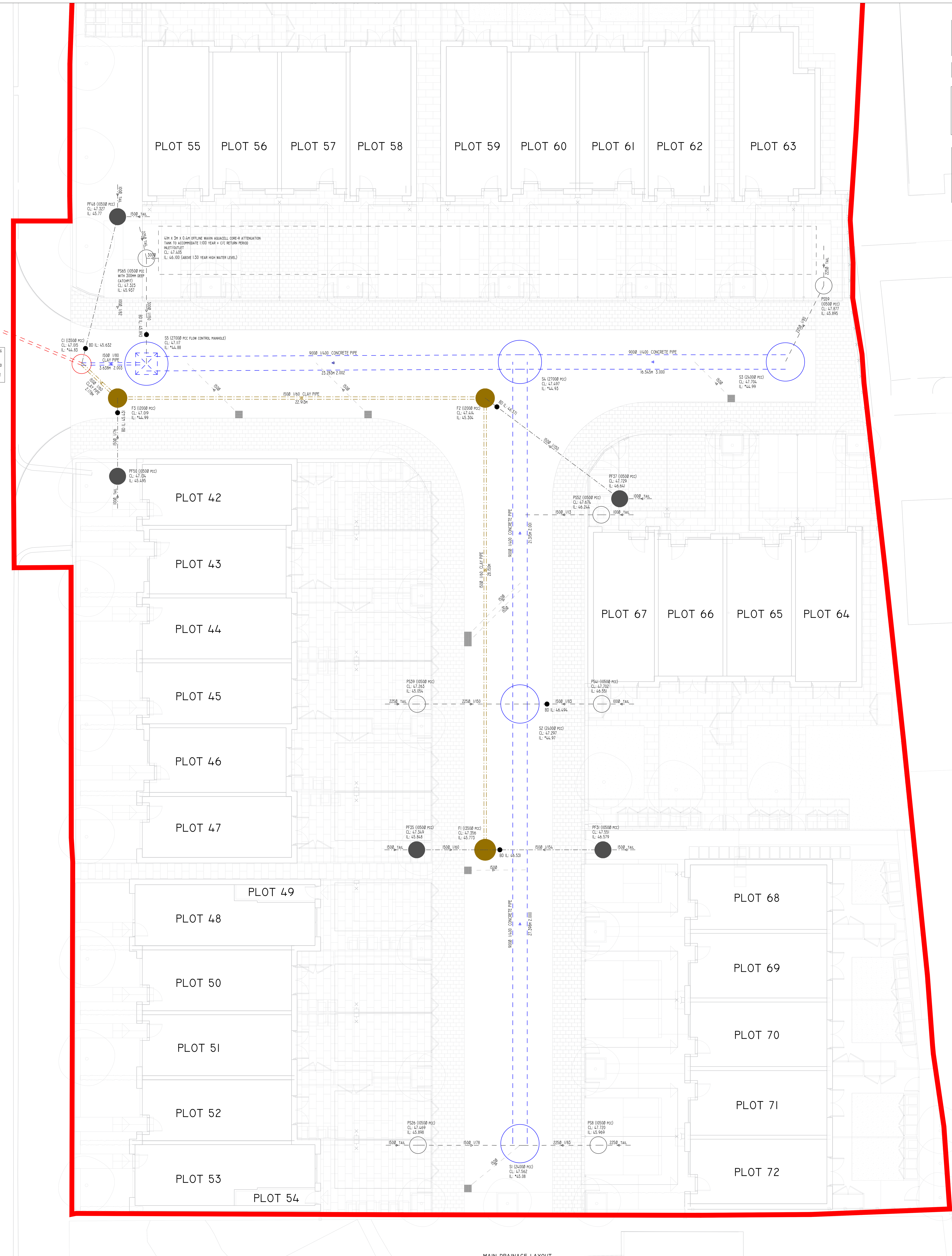
PUBLIC OR PRIVATE UTILITY NOTES

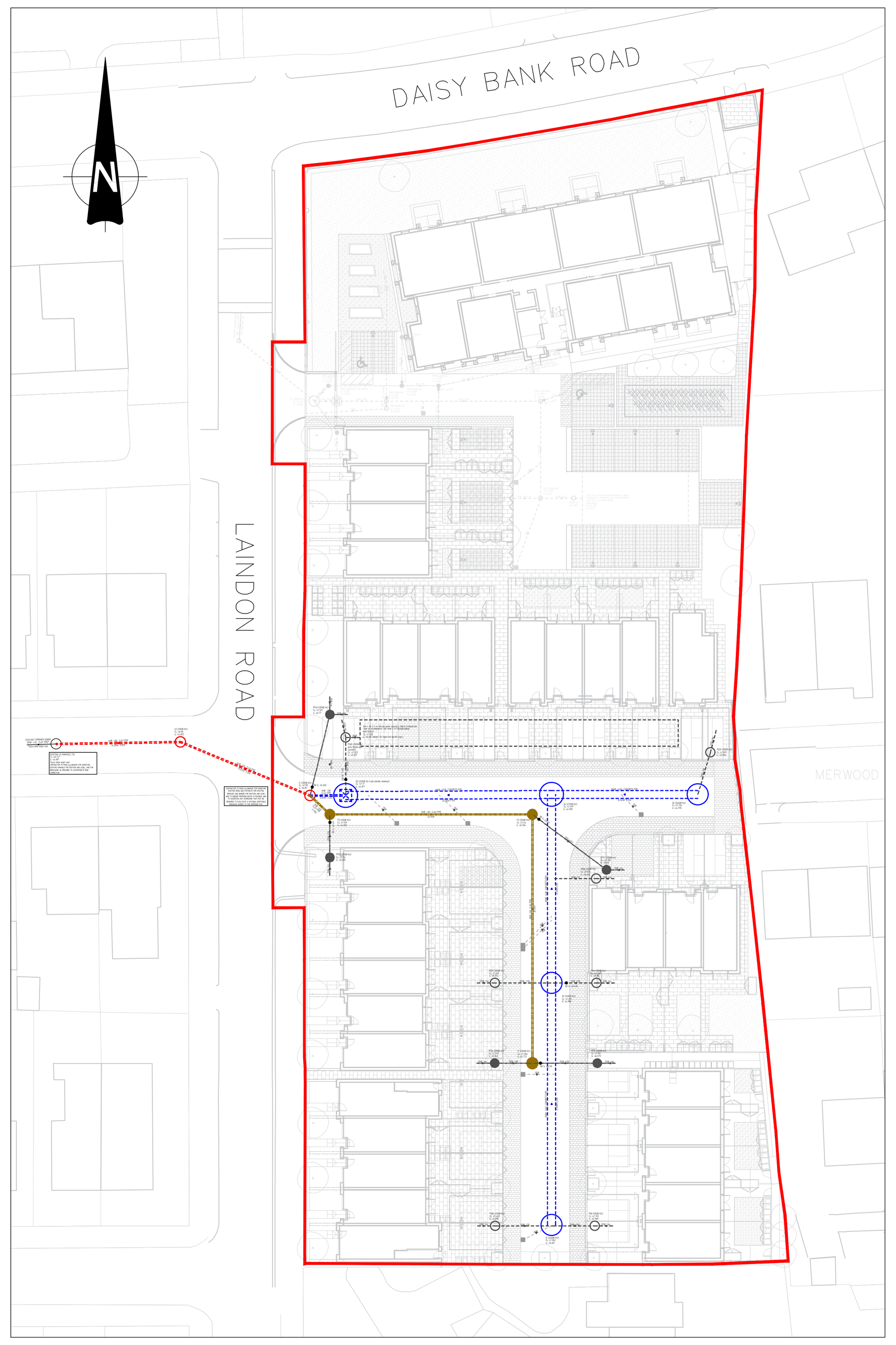
THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO VERIFY LOCATION AND EXTENT OF THEIR APPARATUS AND HAVE IT MARKED OUT ON SITE PRIOR TO COMMENCING ON SITE. DETAILS AND COSTS TO BE PROVIDED BY CONTRACTOR. TRIAL HOLES SHALL BE UNDERTAKEN BY HAND TO LOCATE ANY BURIED APPARATUS IF EXCAVATION WORKS OR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



MAIN DRAINAGE LAYOUT
1:100 @ A0
1:200 @ A2



MAIN DRAINAGE LAYOUT
(ALSO SHOWN IN J7986 D07)
1:500 @ A0
1:1000 @ A2

Symbol	Description
Blue dashed line	- DENOTES SURFACE WATER SEWER TO BE OFFERED FOR ADOPTION
Blue circle	- DENOTES SURFACE WATER MANHOLE TO BE OFFERED FOR ADOPTION
Brown dash-dot line	- DENOTES FOUL WATER SEWER TO BE OFFERED FOR ADOPTION
Brown filled circle	- DENOTES FOUL WATER MANHOLE TO BE OFFERED FOR ADOPTION
Grey square	- DENOTES SURFACE WATER ROAD GULLY TO BE OFFERED FOR ADOPTION BY HIGHWAYS
Grey dashed line	- DENOTES SURFACE WATER PRIVATE DRAIN
Open circle	- DENOTES SURFACE WATER PRIVATE MANHOLE
Dash-dot line	- DENOTES FOUL WATER PRIVATE DRAIN
Dark filled circle	- DENOTES FOUL WATER PRIVATE MANHOLE

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

GREEN LINE DENOTES SITE BOUNDARY AS PER ARCHITECTS DRAWING

SURFACE WATER NETWORK DESIGNED FOR NO FLOODING IN THE FOLLOWING CONDITIONS:
1:30 YEAR RETURN PERIOD STORMS IN ADOPTED SYSTEM
1:100 YEAR RETURN PERIOD STORMS + CLIMATE CHANGE IN PRIVATE SYSTEM
SURFACE WATER NETWORK DESIGNED FOR NO SURCHARGING IN THE 1:1 AND 1:2 YEAR RETURN PERIODS

HYDROBRAKE SHE UNIT TO BE SUPPLIED BY HYDRO INTERNATIONAL
MANHOLE: S5
REFERENCE: SHE-0131-8900-1500-8900
FLOW RESTRICTION: 8.9L/S
DESIGN HEAD: 1.5M
UNIT WIDTH: 685MM
MINIMUM SUMP DEPTH: 415MM

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

CLIENT TO CONFIRM REQUIREMENT FOR ACO DRAINS AT THRESHOLD LOCATIONS

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 ABORTIVE WORKS / MATERIAL COSTS.

NOTES:

1. 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.

2. 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.

3. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE RELEVANT BMC SPECIFICATIONS TOGETHER WITH THE APPROPRIATE ARCHITECTS AND SERVICES CONSULTANTS DRAWINGS AND SPECIFICATIONS.

4. READ IN CONJUNCTION WITH ALL DRAWINGS STARTING J7986/

5. MANHOLE COVERS TO BE IN ACCORDANCE WITH BS EN 124

6. CLAY PIPES TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS EN 295. AS MESSRS HEPWORTH SUPERSLEEVE AND HEPSEAL

7. CONCRETE PIPES TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS 5911.

8. PLASTIC PIPES (PVC-U)TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS EN 1401-1 1998.

9. WHERE COVER TO PIPES IS LESS THAN 1200 IN ROADS AND HARDSTANDINGS OR 900 MM ELSEWHERE, CONCRETE SURROUND IS TO BE PROVIDED IN ACCORDANCE WITH THE DETAIL.

N.1. UNTIL FINAL SERVICE IS PLACED, HEAVY TRAFFIC IS NOT TO BE ALLOWED OVER PIPE TRENCHES WITHOUT SPECIAL PRECAUTIONS.

10. PIPES AND FITTINGS ARE TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

11. MANHOLE COVERS IN HIGHWAYS AND CAR PARKS TO BE LOAD CLASS D400 TO BS EN 124.

12. MANHOLE COVERS IN LANDSCAPED AND PAVED AREAS TO BE LOAD CLASS B125 BS EN 124.

13. MANHOLE COVERS IN PAVED AREAS TO BE RECESSED TO ACCEPT PAVING FINISH.

14. ACCESS COVERS FOR GULLIES IN KERBSIDES TO BE LOAD CLASS C250 BS EN 124.

15. ALL INTERNAL POP UPS TO HAVE RODDABLE ACCESS

16. CONTRACTOR TO ALLOW FOR NAYLOR R6'S WHERE PIPES PASS THOROUGH SUB FLOOR WALLS

17. ALL MANHOLES & PPICS IN HARD STANDINGS TO HAVE 150MM CONCRETE SURROUND

18. READ IN CONJUNCTION WITH PHASE 2 SITE INVESTIGATION REPORT

AS BUILT
*43.90 - DENOTES INVERT LEVEL
SURVEYED BY SCL

REV	COMMENTS	DATE	BY
F	AS BUILT INVERT LEVELS ADDED	08.08.25	WR
E	REVISED FOR S38/278 APPLICATION	26.09.24	WR
D	REVISED FOR S38/278 APPLICATION	13.02.24	WR
C	STORMWATER TANK ENLARGED, MANHOLES REVISED	09.01.24	DB
B	F4 REMOVED IN LINE WITH UU COMMENTS	21.11.23	SB
A	UPDATED TO SUIT UU BENCHING DETAILS	14.08.23	SB

BMC

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CLIENT: BRITANNIA GROUP

PROJECT: VICTORIA PARK PROBATION CENTRE

TITLE: S104 SOUTH SITE MAIN DRAINAGE LAYOUT

DRAWN BY:	CHECKED BY:	SCALE:	DATE:
SJB	CM	1:100	08/23

DRAWING NUMBER:	REVISION:
J7986/ D01	F