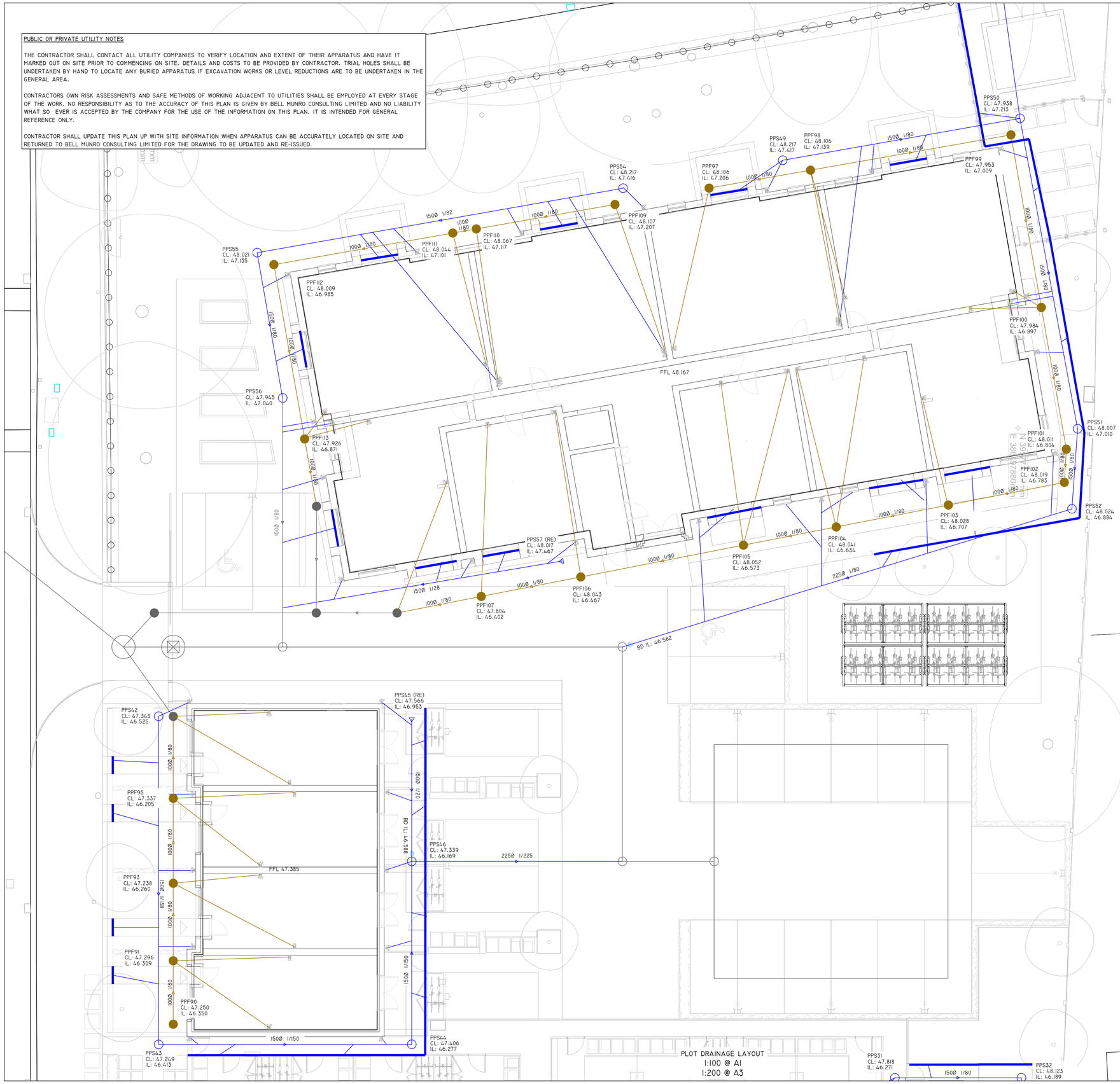
PUBLIC OR PRIVATE UTILITY NOTES

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.



PLOT DRAINAGE LAYOUT
1:100 @ A1
1:200 @ A3

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.

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

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

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

THICK DASHED BLUE LINES DENOTE ACO DRAINAGE

THIS DRAWING, REVISION B, PRESENTS THE PROPOSED VE CHANGES TO THE PLOT DRAINAGE UNDER THE ASSUMPTION OF OMITTING INTERNAL, ABOVE-GROUND DRAINAGE DROP FROM EACH HOUSE. IT'S IMPORTANT TO NOTE THAT BMC DOES NOT HOLD RESPONSIBILITY FOR THE ABOVE-GROUND DRAINAGE. CONSEQUENTLY, THE VALIDITY OF THIS SKETCH AND THE VE PROPOSAL HINGES ON THEIR ACCOMPANIMENT BY UPDATED ABOVE-GROUND DRAINAGE PROPOSALS THAT PRECISELY ALIGN WITH THIS LAYOUT. WE WISH TO EXPLICITLY STATE THAT WE HAVE BEEN UNDER SIGNIFICANT PRESSURE TO PRODUCE THIS DRAWING IN ADVANCE OF THE RECEIPT OF SUCH UPDATED ABOVE-GROUND DRAINAGE PROPOSALS. UNFORTUNATELY, DUE TO A LACK OF WILLINGNESS FROM RELEVANT PARTIES TO PRODUCE THESE ABOVE-GROUND DRAINAGE DRAWINGS, OUR WORK HAS HAD TO RELY ON DISCUSSIONS AND EXTRACTED SKETCHES. THIS HAS PLACED US IN A CHALLENGING POSITION AS WE ARE UNABLE TO GUARANTEE THAT THE FINAL DRAWINGS WILL MATCH PERFECTLY WITHOUT THESE UPDATED PROPOSALS.

THIS SITUATION UNDERSCORES THE CONTINGENT NATURE OF OUR WORK ON MODIFICATIONS TO THE INTERNAL DRAINAGE SYSTEM, WHICH IS BEYOND OUR PURVIEW. THESE MODIFICATIONS NECESSITATE CORRESPONDING UPDATES TO THE ARCHITECTS' AND M&E ENGINEERS' DRAWINGS. IDEALLY, ALL RELEVANT DRAWINGS SHOULD BE UPDATED CONCURRENTLY TO ENSURE COHERENCE AND TO ACCURATELY REFLECT THE COST IMPLICATIONS OF THE PROPOSED INTERNAL DRAINAGE ALTERATIONS.

FURTHERMORE, THE DRAWING OMITS ACO DRAINS AT THRESHOLDS WHERE THE FALLS ARE AWAY FROM THE DOOR, BASED ON THE PROVISION THAT THERE WILL BE A 150MM STEP DOWN AT ALL REAR PATIO DOORS. THIS APPROACH IS ALSO CONTINGENT UPON ADJUSTMENTS TO THRESHOLD DETAILS AND THE SELECTION OF AN APPROPRIATE DOOR SUPPLIER—ONE THAT DOES NOT MANDATE AN ACO DRAIN TO UPHOLD THEIR WARRANTY. CONTROL OVER THESE ASPECTS FALLS OUTSIDE OUR SCOPE. THEREFORE, THIS SKETCH AND VE PROPOSAL REMAIN VALID ONLY WHEN ACCOMPANIED BY UPDATED THRESHOLD PROPOSALS THAT PERFECTLY MATCH THIS LAYOUT.

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.
10. N.I. UNTIL FINAL SERVICE IS PLACED, HEAVY TRAFFIC IS NOT TO BE ALLOWED OVER PIPE TRENCHES WITHOUT SPECIAL PRECAUTIONS.
11. PIPES AND FITTINGS ARE TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
12. MANHOLE COVERS IN HIGHWAYS AND CAR PARKS TO BE LOAD CLASS D400 TO BS EN 124.
13. MANHOLE COVERS IN LANDSCAPED AND PAVED AREAS TO BE LOAD CLASS B125 BS EN 124.
14. MANHOLE COVERS IN PAVED AREAS TO BE RECESSED TO ACCEPT PAVING FINISH.
15. ACCESS COVERS FOR GULLIES IN KERBSIDES TO BE LOAD CLASS C250 BS EN 124.
16. ALL INTERNAL POP UPS TO HAVE RODDABLE ACCESS
17. CONTRACTOR TO ALLOW FOR NAYLOR R6'S WHERE PIPES PASS THOROUGH SUB FLOOR WALLS
18. ALL MANHOLES & PPICS IN HARD STANDINGS TO HAVE 150MM CONCRETE SURROUND
19. READ IN CONJUNCTION WITH PHASE 2 SITE INVESTIGATION REPORT

CONSTRUCTION ISSUE
SUBJECT TO APPROVAL FROM UU AND LLFA

REV	COMMENTS	DATE	BY
B	REVISED TO SUIT SITE PLAN UPDATES	24.06.24	MR
A	REVISED TO SUIT COMMENTS	05.03.24	DB

BMC

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CLIENT: BRITANNIA GROUP

PROJECT: VICTORIA PARK PROBATION CENTRE

TITLE: NORTH SITE PLOT DRAINAGE LAYOUT

DRAWN BY:	CHECKED BY:	SCALE:	DATE:
SJB	CM	1:100	11/23

DRAWING NUMBER: J7986/ DI4 REVISION: B