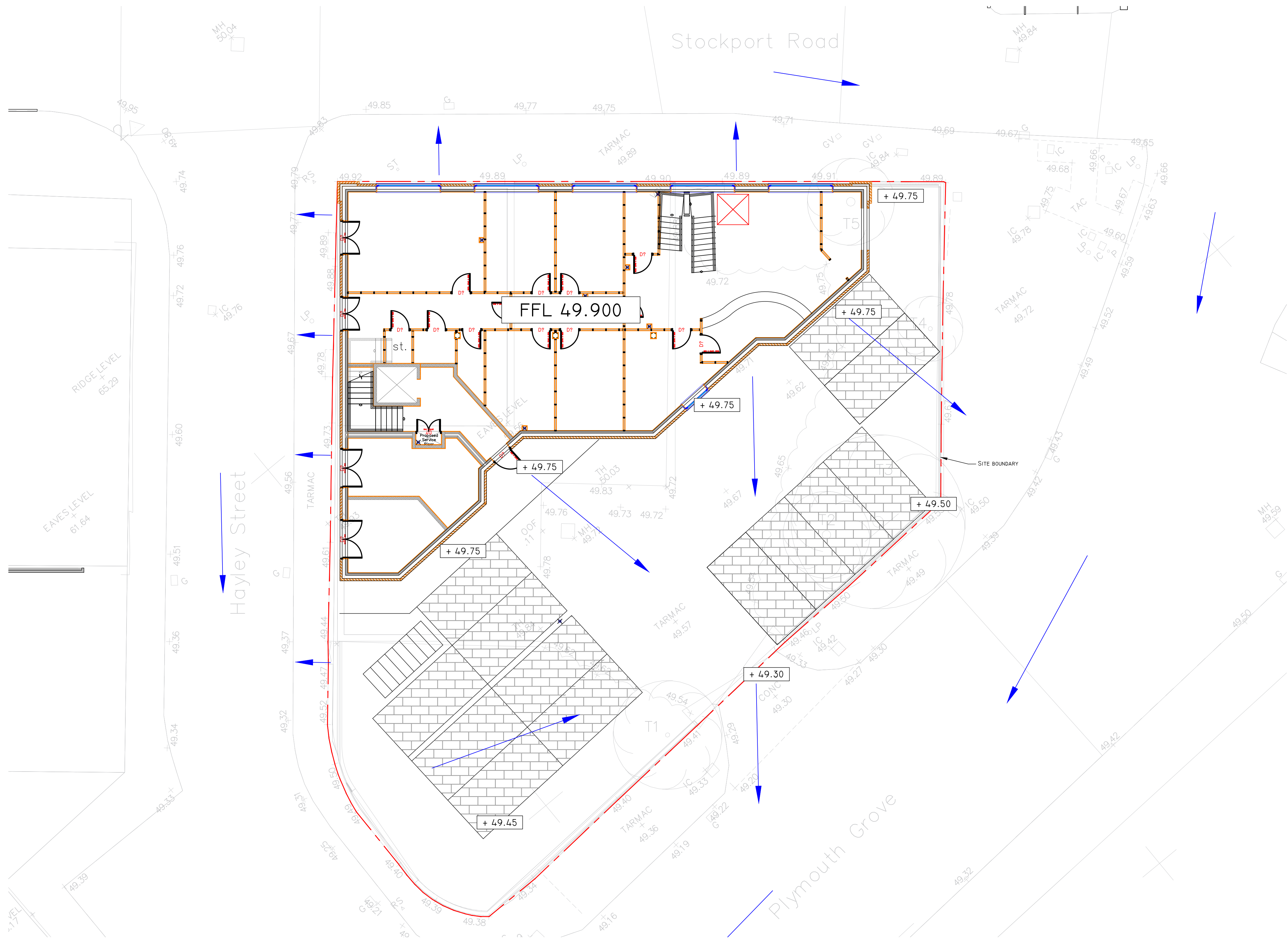




FLOOD ROUTING PLAN
1:100 @ A1
1:200 @ A3

→ DENOTES OVERLAND FLOW ROUTE OF SURFACE WATER DURING ON/OFF-SITE EXCEEDANCE EVENT

GENERAL NOTES:

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- ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR PRIOR TO FABRICATION.
- INSTALLATION OF ALL PROPRIETARY BUILDERS METAL WORK TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- TEMPORARY STABILITY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR AND SHOULD BE ASSESSED ACCORDINGLY.

DRAINAGE NOTES

- EXACT SVP AND GULLY LOCATIONS TO BE CONFIRMED FROM SERVICES ENGINEERS / ARCHITECTS DRAWINGS AND DETAILS.
- ALL NEW PIPEWORK TO BE WAVIN OSMADRAIN OR WAVIN ULTRARIB UPVC (OR SIMILAR APPROVED) UNLESS NOTED OTHERWISE.
- PLASTIC PIPES (PVC-U) TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS EN 1401-1 1998.
- WHERE COVER TO PIPES IS LESS THAN 750 IN ROADS AND HARDSTANDINGS OR 400 MM ELSEWHERE, CONCRETE SURROUND IS TO BE PROVIDED IN ACCORDANCE WITH THE DETAIL (CLASS Z BEDDING).
- ALL OTHER PIPEWORK TO BE IN CLASS S BEDDING.
- N.B. UNTIL FINAL SERVICE IS PLACED, HEAVY TRAFFIC IS NOT TO BE ALLOWED OVER PIPE TRENCHES WITHOUT SPECIAL PRECAUTIONS.
- PIPES AND FITTINGS ARE TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- MANHOLE COVERS IN TRAFFICKED AREAS TO BE LOAD CLASS D400 TO BS EN 124.
- MANHOLE COVERS IN LANDSCAPED AND PAVED AREAS TO BE LOAD CLASS A14 TO BS EN 124.
- MANHOLE COVERS IN PAVED AREAS TO BE RECESSED TO ACCEPT PAVING FINISH.
- ACCESS COVERS FOR GULLIES IN KERBSIDES TO BE LOAD CLASS C250 BS EN 124.
- ALL INTERNAL POP UPS TO HAVE RODDABLE ACCESS.
- ANY PPIC MANHOLE DEEPER THAN 1200MM MUST BE FITTED WITH ACCESS RESTRICTOR CAP.
- ALL EXISTING DRAINAGE/SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION COMMENCING.
- PIPEWORK PASSING THROUGH BUILDING WALLS SHALL BE FITTED WITH ROCKER PIPES AS PER STANDARD DETAIL.
- ANY UNLABELLED FOUL BRANCH PIPEWORK TO BE 1000 PIPEWORK AT MINIMUM 1:80 FALL.
- ANY UNLABELLED STORM WATER BRANCH PIPEWORK TO BE 1000 PIPEWORK AT MINIMUM 1:80 FALL.
- ALL RWP LOCATIONS AND NUMBERS ARE TO BE CONFIRMED BY ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
- ALL INTERNAL MANHOLES TO BE FITTED WITH TRIPLE SEALED COVERS

PLANNING

REV	INITIAL ISSUE	13/01/25	INC
	COMMENTS	DATE	BY

BMC

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CLIENT:
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PROJECT:
DUCIE ARMS

TITLE:
FLOOD ROUTING PLAN

DRAWN BY: R.C	CHECKED BY: S.J.B	SCALE: 1:100	DATE: 01/25
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DRAWING NUMBER: J8123/D04	REVISION: --/--
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