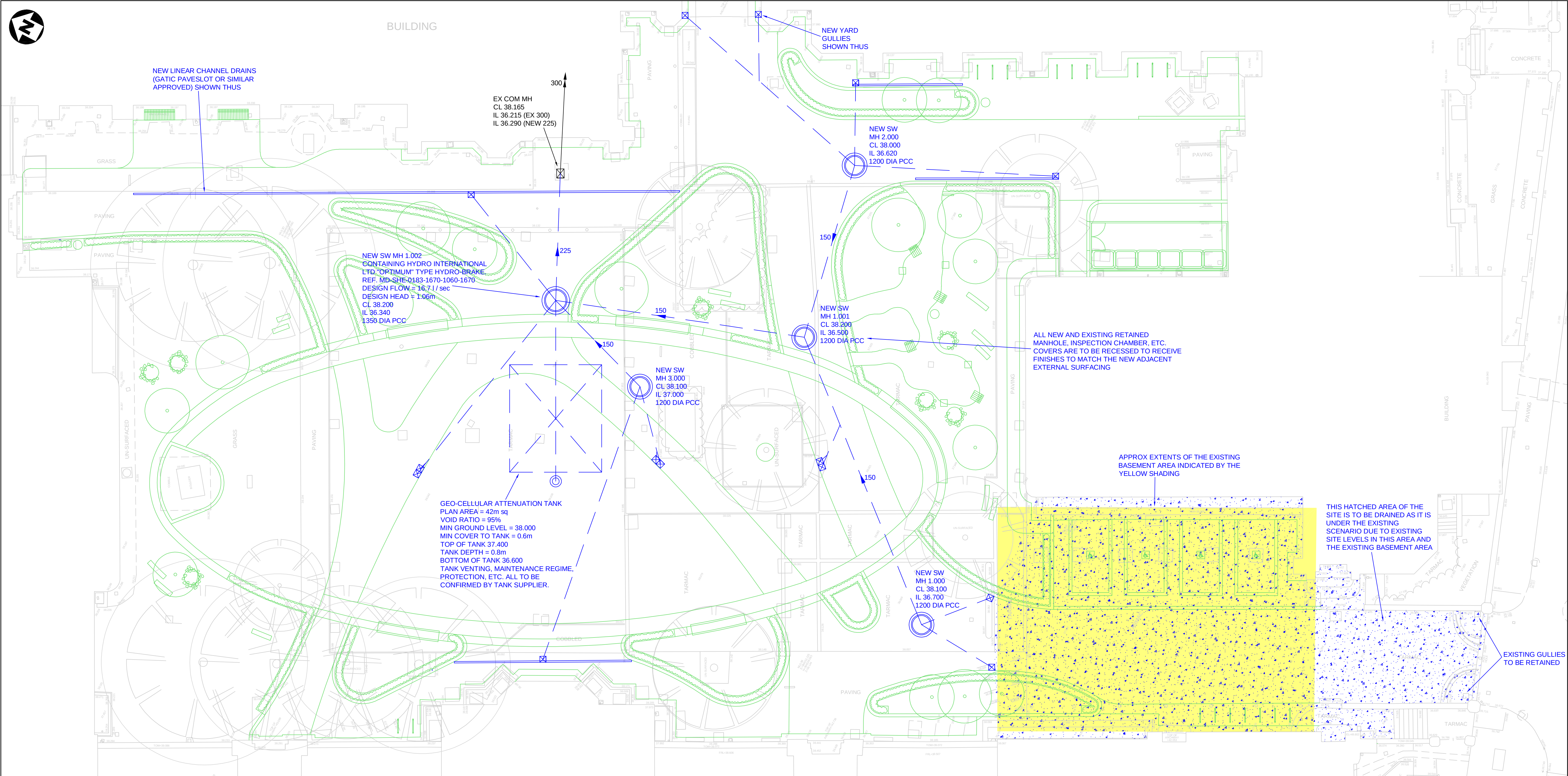




GENERAL NOTES										GENERAL NOTES CONTINUED										SURFACE WATER DRAINAGE STRATEGY										SURFACE WATER DRAINAGE STRATEGY CONTINUED										MAINTENANCE OF THE BELOW GROUND DRAINAGE SYSTEM									
DO NOT SCALE FROM THIS DRAWING WORK TO FIGURED DIMENSIONS ONLY.										ALL PIPEWORK TO BE ESVC UNLESS NOTED OTHERWISE.										THE PROPOSED DEVELOPMENT IS TO BE DRAINED VIA SEPARATE FOUL AND SURFACE WATER DRAINAGE SYSTEMS.										SURFACE DISCHARGE VIA THE PUBLIC SEWERAGE SYSTEM GIVEN THE ABOVE, IT WILL BE NECESSARY TO DISCHARGE THE SURFACE WATER RUNOFF FROM THE PROPOSED DEVELOPMENT TO THE PUBLIC DRAINAGE SYSTEM AS THE SITE DOES UNDER THE EXISTING SCENARIO. THIS WILL BE ACHIEVED VIA A NEW CONNECTION TO THE EXISTING PRIVATE DRAINAGE SYSTEM WITHIN THE SITE.										THE BELOW GROUND FOUL AND SURFACE WATER DRAINAGE PROPOSALS INDICATED ARE RELATIVELY TRADITIONAL IN NATURE, AND SHOULD PROVIDE YEARS OF RELATIVELY LOW MAINTENANCE OPERATION IN RELATION TO THE ANTICIPATED LIFESPAN OF THE PROPOSED DEVELOPMENT.									
NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PRIOR PERMISSION IN WRITING.										ALL COVERS, ACCESS POINTS, ETC. TO BE SEALED AND SCREWED TIGHT.										THE SURFACE WATER DRAINAGE PROPOSALS HAVE BEEN DESIGNED IN ACCORDANCE WITH BS EN 752-4 AND THE BUILDING REGULATIONS APPROVED DOCUMENT H (2010), WHICH INDICATES THE FOLLOWING HIERARCHY FOR THE DISPOSAL OF SURFACE WATER DRAINAGE FROM DEVELOPMENT SITES:-										IN LINE WITH MODERN DESIGN STANDARDS FOR SURFACE WATER DRAINAGE SYSTEMS, THE PROPOSALS HAVE BEEN FORMULATED TO ENSURE THERE WILL BE:-										THE BELOW GROUND FOUL AND SURFACE WATER DRAINAGE PROPOSALS INDICATED ARE RELATIVELY TRADITIONAL IN NATURE, AND SHOULD PROVIDE YEARS OF RELATIVELY LOW MAINTENANCE OPERATION IN RELATION TO THE ANTICIPATED LIFESPAN OF THE PROPOSED DEVELOPMENT.									
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.										ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH STANDARD DETAIL DRAWINGS.										1. DISCHARGE VIA INFILTRATION; 2. DISCHARGE TO WATERCOURSE; 3. DISCHARGE TO SEWER.										SURFACE DRAINAGE DESIGN CRITERIA										IN LINE WITH CURRENT GOOD PRACTICE:-									
FOR DETAILS OF MATERIALS AND WORKMANSHIP REFER TO THE SPECIFICATION.										ALL PIPEWORK TO BE INSTALLED WITH SOFFITS LEVEL (E.G. AT CHANGES IN PIPE SIZE) U.N.O.										THESE OPTIONS ARE DISCUSSED IN FURTHER DETAIL BELOW.										IN LINE WITH MODERN DESIGN STANDARDS FOR SURFACE WATER DRAINAGE SYSTEMS, THE PROPOSALS HAVE BEEN FORMULATED TO ENSURE THERE WILL BE:-										IN LINE WITH CURRENT GOOD PRACTICE:-									
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING INVERT LEVELS AND POSITIONS OF ALL EXISTING DRAINS, SEWERS, INSPECTION CHAMBERS AND MANHOLES SHOWN ON THIS DRAWING IMMEDIATELY ON SITE ESTABLISHMENT. ANY DISCREPANCIES MUST BE REPORTED TO WML CONSULTING IMMEDIATELY.										ON COMPLETION OF DRAINAGE WORKS, THE NEW DRAINAGE SYSTEM IS TO BE THOROUGHLY CLEANED AND A CCTV SURVEY CARRIED OUT TO CONFIRM NO CONSTRUCTION DEBRIS OR BLOCKAGES REMAIN.										3. NO SURFACE FLOODING THAT MAY AFFECT BUILDINGS ON OR OFF SITE FOR THE CRITICAL 1 IN 100 YEAR EVENT INCLUDING A 45% CLIMATE CHANGE ALLOWANCE.										GULLIES AND LINEAR DRAINAGE CHANNELS SHOULD BE INSPECTED AND / OR CLEANED OUT AT 6 MONTHLY INTERVALS.																			
ROCKER PIPES TO BE PROVIDED AT ALL CONCRETE CASED INTERFACES. PROVIDE ADEQUATE PROTECTION TO MAINTAIN MINIMUM COVER TO DRAINS DURING THE CONSTRUCTION PERIOD.										CONNECTIONS TO CARRIER DRAINS ARE TO BE 'Y' JUNCTIONS.										SURFACE WATER DISCHARGE VIA INFILTRATION										INSPECTION CHAMBERS, MANHOLES, CATCHPITS, ETC. SHOULD BE INSPECTED AT 6 MONTHLY INTERVALS TO ENSURE THAT THE PIPEWORK AND INFILTRATION DEVICES ASSOCIATED WITH THEM ARE OPERATING EFFECTIVELY.																			
COVER LEVELS ON THIS DRAWING ARE APPROXIMATE AND INDICATIVE ONLY ARCHITECT TO CONFIRM COVER LEVELS TO ALL MANHOLES AND GULLIES PRIOR TO CONSTRUCTION.										ALL PRIVATE DRAINAGE IS TO COMPLY WITH BS EN 752 AND BUILDING REGS. PART H.										AN INTRUSIVE SITE INVESTIGATION HAS BEEN CARRIED OUT AT THE SITE, THIS CONFIRMED THAT THE NEAR SURFACE GROUND CONDITIONS ARE MADE GROUND UNDERLAIN BY GLACIAL TILL. GIVEN THIS IT IS CONSIDERED THAT THE USE OF INFILTRATION / SOAKAWAYS WILL NOT BE FEASIBLE IN THIS INSTANCE.										ANY PROBLEMS HIGHLIGHTED BY THESE INSPECTIONS WILL NEED TO BE INVESTIGATED, POSSIBLY BY CCTV SURVEY, TO CONFIRM THE NATURE OF THE PROBLEM AND TO ALLOW IT TO BE REMEDIED IN A TIMELY MANNER.																			
THE LAYOUT OF DRAINAGE ON THIS DRAWING IS INDICATIVE ONLY ARCHITECT TO CONFIRM EXACT LOCATION OF MANHOLES AND GULLIES.										MANHOLE COVERS IN VEHICULAR AREAS TO BE EN124 CLASS D400, IN NON - VEHICULAR AREAS TO BE EN124 CLASS C250.										SURFACE WATER DISCHARGE VIA WATERCOURSE										IT IS UNDERSTOOD THAT THE MONITORING AND ROUTINE MAINTENANCE OF THE BELOW GROUND DRAINAGE SYSTEM WILL BE CARRIED OUT BY THE SITE'S MAINTENANCE TEAM WITH ADDITIONAL HELP PROVIDED BY EXTERNAL SPECIALIST DRAINAGE PROFESSIONALS BROUGHT IN AS REQUIRED.																			
																				THERE ARE NO EXISTING WATERCOURSES WITHIN OR IN THE VICINITY OF THE SITE. GIVEN THIS IT IS CONSIDERED THAT DISCHARGE TO A WATERCOURSE WILL NOT BE FEASIBLE.										CONSTRUCTION																			