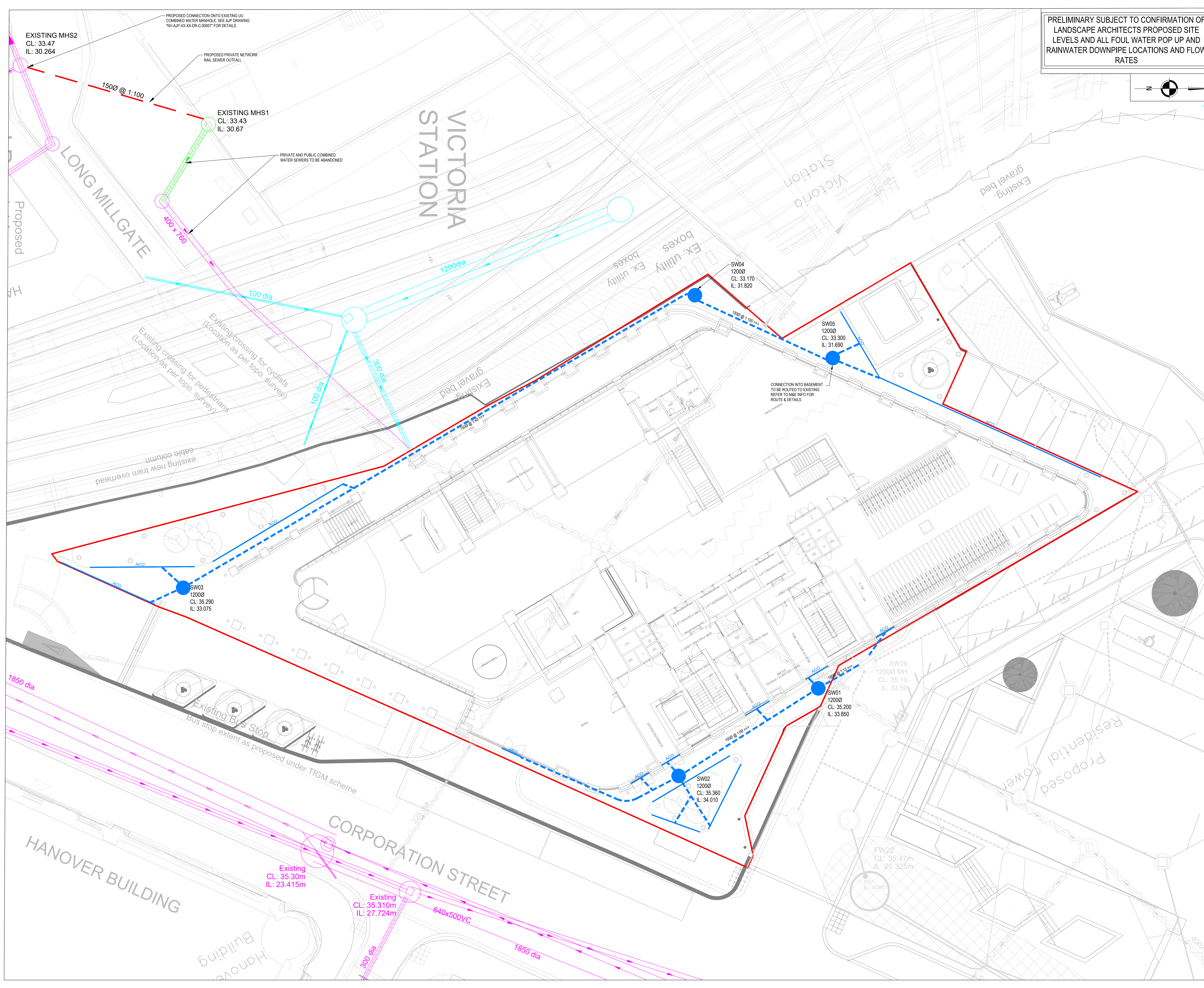
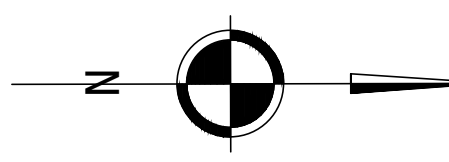




PRELIMINARY SUBJECT TO CONFIRMATION OF
LANDSCAPE ARCHITECTS PROPOSED SITE
LEVELS AND ALL FOUL WATER POP UP AND
RAINWATER DOWNPIPE LOCATIONS AND FLOW
RATES



GENERAL NOTES

- SETTING OUT SHALL BE UNDERTAKEN USING ONLY THE INFORMATION GIVEN. DISTANCES SHOULD NOT BE SCALED FROM THIS DRAWING.
- ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR ADOPTION 7TH EDITION AND UNITED UTILITIES DETAILS & GUIDELINES.
- THE MINIMUM GRAVITY PIPE DIAMETER UNDER ADOPTABLE HIGHWAYS SHALL BE 150mm.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION GIVEN WITH REGARDS TO EXISTING SERVICES AND DRAINAGE CONNECTIONS ETC. PRIOR TO COMMENCING THE WORKS. THE RATES SHALL INCLUDE FOR HAND DIG AROUND SERVICES WHERE NECESSARY. THE CONTRACTOR SHALL ADHERE TO THE CDM REGULATIONS AT ALL TIMES.
- THE OUTSIDES OF ALL SEWERS SHALL BE A MINIMUM OF 1.0m FROM KERB LINES AND THE OUTSIDE OF MANHOLES SHALL BE A MINIMUM OF 0.5m FROM KERB LINES.
- EXISTING FLOWS IN WATERCOURSES, SEWERS AND LAND DRAINS SHALL BE MAINTAINED AT ALL TIMES.
- ONLY TRAINED PERSONNEL SHALL BE PERMITTED TO ENTER CONFINED SPACES.
- ALL MATERIALS TO BEAR THE RELEVANT B.S. KITEMARK AND COMPLY FULLY WITH THE SPECIFICATIONS. ALL CONCRETE & CONCRETE PRODUCTS MUST USE SULPHATE RESISTANT CEMENT UNLESS THE SITE INVESTIGATION REPORT PROVES THAT SULPHATE ATTACK FROM SOILS AND GROUNDWATER WILL NOT OCCUR TO WITHSTAND A CLASS.
- ALL OPENING NOTICES ETC. AS REQUIRED UNDER HIGHWAYS ACTS ETC. ARE TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS. ALL WORKS ARE TO BE INSPECTED BY L.A. NHBC OR THE NETWORK OPERATOR AS APPLICABLE.
- WHERE 'ULTRA RIB' UPVC PIPES (OR SIMILAR APPROVED) ARE USED IN ADOPTABLE DRAINAGE THEY SHALL STILL BE HANDLED AND LAID IN ACCORDANCE WITH THE SPECIFICATION AND GUIDANCE ISSUED BY THE HIGH PERFORMANCE PIPE ASSOCIATION.
- A CLASS 5 BED AND SURROUND MUST BE USED FOR SUCH PIPES. TRENCH BACKFILL IN HIGHWAYS TO WITHIN 1M OF HIGHWAY SHALL, AS DIRECTED BY THE HIGHWAY AUTHORITY BE A SUITABLE GRANULAR MATERIAL ALL IN ACCORDANCE WITH SEWERS FOR ADOPTION CL. 4.34.
- SLAB LEVELS SHALL NOT BE VARIED WITHOUT REFERENCE TO THE ENGINEER FOR GUIDANCE.
- ALL GULLY CONNECTIONS TO BE 150mm VITRIFIED CLAY UNLESS NOTED OTHERWISE.
- ALL INTERNAL MANHOLE COVERS TO BE RECESSED TO ACCEPT FINISH AS DETAILED BY ARCHITECT.
- THE LOCATION AND ORIENTATION OF ALL RECESSED COVERS IN BLOCK PAVING AREAS TO BE COORDINATED WITH BLOCK PAVING PATTERN.
- SLOW REST BENDS TO BE USED IN ALL LOCATIONS MADE UP FROM 2No. 45 DEG BENDS (750mm TO INVERT FROM FFL).
- MANHOLE POSITIONS AND ACCESS COVERS TO BE ACCURATELY SET OUT BY LANDSCAPE ARCHITECT TO SUIT EXTERNAL FINISHES.
- ALL DRAINS CAST THROUGH FOUNDATIONS TO HAVE ROCKER PIPES ON BOTH SIDES OF FOUNDATION.
- ALL POP UP POSITIONS TO BE CONFIRMED SET OUT DIMENSIONS TO BE AGREED & PROVIDED BY OTHERS.
- ALL DISCHARGE RATES TO BE CONFIRMED BY M&E DESIGNER.
- ALL SURFACE WATER COLLECTION FEATURES TO BE CONFIRMED BY THE LANDSCAPE ARCHITECT.
- STORAGE HAS BEEN PROVIDED IN A CELLULAR STORAGE TANK AND UP-SIZED MANHOLES AND PIPES.
- EXISTING SEWER DEPTHS HAVE BEEN APPROXIMATED FROM LIMITED INFORMATION. NEW CONNECTIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION OF ANY DRAINAGE WORKS.
- LANDSCAPE ARCHITECT TO CONFIRM GULLY AND DRAINAGE CHANNEL LOCATIONS TO LANDSCAPED AREAS.
- FOUL NETWORK TO BE CONFIRMED FOLLOWING CONFIRMATION OF BRANCH CONNECTION POINTS FROM BUILDING M&E DESIGNER.

DRAINAGE NOTES

- ALL SURFACE / FOUL WATER CONNECTIONS ARE TO HAVE RODDABLE ACCESS FROM ABOVE GROUND.
- ALL POP-UP AND RWP SETTING OUT IS TO BE PROVIDED BY THE ARCHITECT.
- INTERNAL FOUL MANHOLES WILL REQUIRE RECESSED, DOUBLE SEALED & LOCKABLE MANHOLE COVERS.
- FLOOR GULLIES LOCATIONS AND ASSOCIATED DRAINAGE FOR SHOWERS TO BE CONFIRMED.
- FINAL POP UP LOCATIONS SUBJECT TO ARCHITECT / M&E CO-ORDINATION.
- INTERNAL MANHOLE LOCATIONS AND DETAILED SETTING OUT OF COVER LOCATIONS TO BE CO-ORDINATED WITH LOADED LAYOUTS AND TO ARCHITECT APPROVAL.
- REFER TO M&E INFORMATION FOR THE RISING MAIN ROUTE AND DETAILS FOR EACH PACKAGE PUMP.

LEGEND

- PHASE 1 MANHOLE
- PHASE 1 PPIC
- PHASE 1 DRAINAGE
- PHASE 1 ACO DRAIN
- PHASE 1 THRESHOLD DRAIN
- EXISTING UNITED UTILITIES COMBINED WATER SEWERS TO REMAIN
- EXISTING TFGM TRACK DRAINAGE TO REMAIN
- PHASE 2 SITE BOUNDARY
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED SURFACE WATER MANHOLE (ALL MANHOLES ARE TO BE RECESSED COVERS TO ACCEPT PROPOSED SURFACE FINISH)
- PROPOSED SURFACE WATER ACO DRAIN

NO	16.06.2023	NRA STAGE 4 ISSUE	KB	JP	DJS
NO	30.05.2023	STAGE 2 ISSUE - PRELIMINARY	KB	JP	DJS
REV	DATE	DESCRIPTION	BY	CHK	APP

DRAWING STATUS: **PRELIMINARY**

CLIENT: MORGAN CAPITAL

ARCHITECT: PIERCY & COMPANY

PROJECT: NEW VICTORIA OFFICES MANCHESTER

TITLE: BELOW GROUND DRAINAGE OUTLINE DRAINAGE STRATEGY

STATUS	PROJECT NO.	PROJECT	ORIGINATOR	VOLU	LEVEL	TYPE	ROLE	DRAWING NO.	REV
S2	221-132	NV - AJP - XX-XX-DR - C - 00010	P02						

SCALE @ 1:100

DESIGNED	CHKD	APPROVED	DATE
JJR	KB	JP	MAY 2023

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