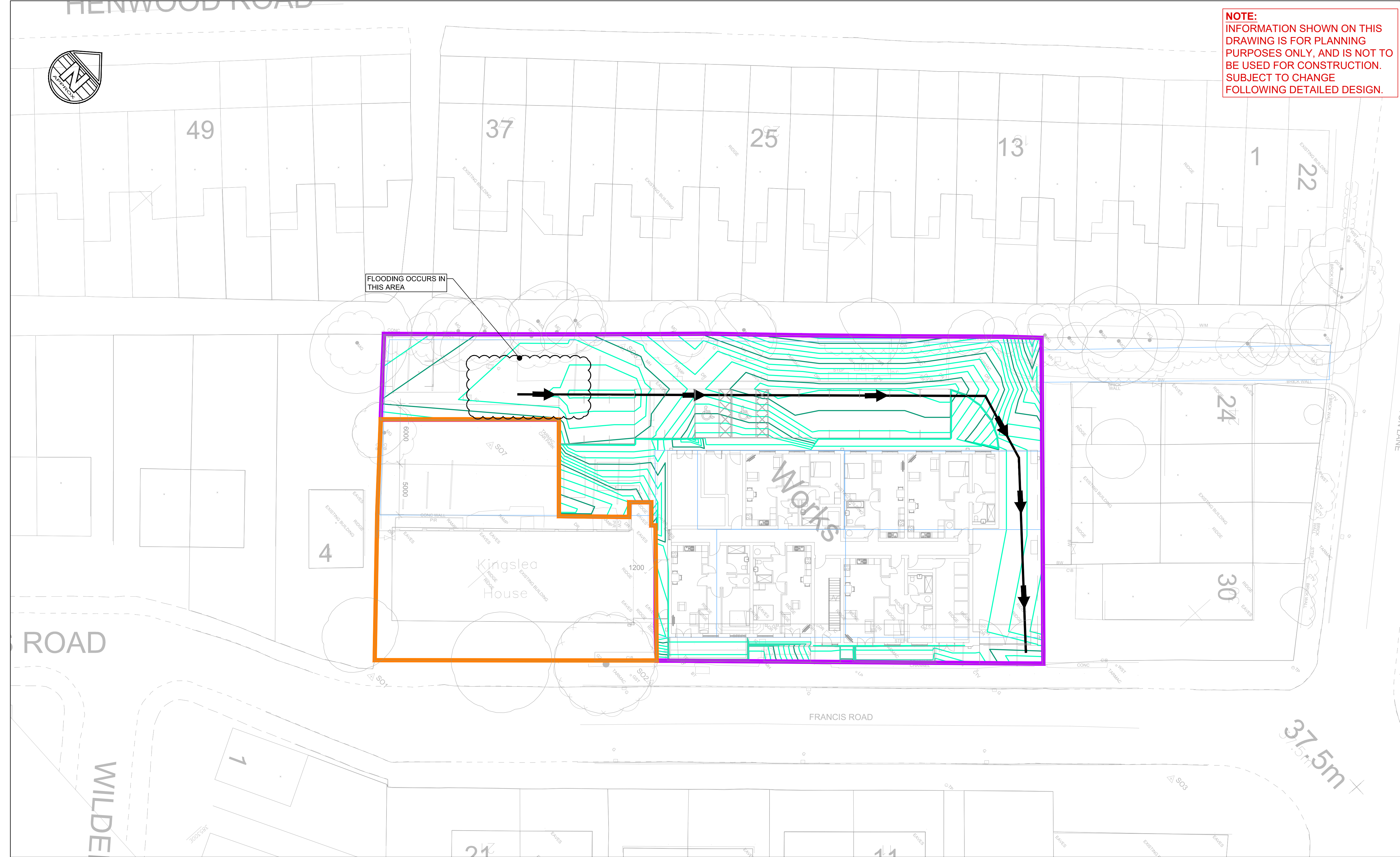




NOTE:
INFORMATION SHOWN ON THIS
DRAWING IS FOR PLANNING
PURPOSES ONLY, AND IS NOT TO
BE USED FOR CONSTRUCTION.
SUBJECT TO CHANGE
FOLLOWING DETAILED DESIGN.

- NOTES**
- THIS DRAWING IS NOT TO BE SCALED.
 - ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BEFORE THE COMMENCEMENT OF WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS' AND SERVICE ENGINEERS' DRAWINGS AND SPECIFICATIONS.
 - ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE
 - EXISTING GROUND INFORMATION SHOWN ON THIS DRAWING IS ARE BASED MIDLAND SURVEY OPERATIONS TOPOGRAPHICAL SURVEY "21E217_3D.dwg" DATED AUG 21.
 - SITE LAYOUT TAKEN FROM SOUTHGATE & SARABIA ARCHITECTS DRAWING "A20045-SASA-Z0-Z0-DR-A-90100.dwg" REV P05 DATED 2022.11.12.
 - EXISTING DRAINAGE BASED UPON DRAIN ALERT CCTV SURVEY REFERENCE "JN31612, FRANCIS ROAD" DATED 03/09/21.

- LEGEND**
- Proposed Boundary
 - Existing NHS Building
 - Exceedance Event Flow Route
 - × ???m(Ex) Existing Spot Level
 - × ???m Proposed Spot Level
 - Major Contour (0.100m intervals)
 - Minor Contours (0.025m intervals)

P01	PRELIMINARY ISSUE					
	J. Booth	22.11.22	L. W. Pilsbury	22.11.22	R. Henshall	22.11.22
REV	REVISION NOTES/COMMENTS					
	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE

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CLIENT
STEP PLACE AND SOUTHWAY HOUSING TRUST

PROJECT
FRANCIS ROAD, WITHINGTON

TITLE
**OVERLAND EXCEEDANCE
FLOOD ROUTES**

HYDROCK PROJECT NO. C-26721		SCALE @ A1 1:200	
STATUS DESCRIPTION ISSUED FOR PLANNING			STATUS
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) C26721-HYD-XX-XX-DR-C-0510			REVISION P01

DRAINAGE NOTES :

- THIS DRAWING IS NOT TO BE SCALED.
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.
- 'MARKED UP' DRAWINGS ARE TO BE PROVIDED TO THE ENGINEER UPON COMPLETION TO ENABLE PRODUCTION OF 'AS BUILT' DRAWING IN ACCORDANCE WITH CONSTRUCTION (DESIGN & MANAGEMENT); 2015 REGULATIONS 22(j).
- THE CONTRACTOR SHALL ALLOW FOR THE PROTECTION, TEMPORARY AND PERMANENT SUPPORT AND DIVERSION WORKS AS NECESSARY, TO ALL EXISTING SERVICES TO THE SATISFACTION OF THE PUBLIC UTILITIES.
- THE CONTRACTOR SHALL ALLOW FOR DEALING WITH SURFACE WATER RUN-OFF INTO EXCAVATION AND FROM GROUNDWATER BY MEANS OF SUMPS, PUMPING AND DE-WATERING AS APPROPRIATE. IN ORDER TO KEEP THE EXCAVATION AS REASONABLY DRY AS POSSIBLE DURING THE CONSTRUCTION OF THE WORKS,
- ALL EXTERNAL DRAINAGE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 'CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY' 7th EDITION FOR ADOPTABLE DRAINAGE, AND TO THE RELEVANT PROJECT SPECIFICATION AS DIRECTED BY THE ENGINEER FOR PRIVATE DRAINAGE.
- PIPE MATERIAL SHALL BE AS FOLLOWS:
1000 TO 2250 - CLAYWARE TO BS EN 295
3000 AND ABOVE - CONCRETE TO BS EN 1916.
DRAINAGE PROPOSED FOR ADOPTION TO COMPLY WITH THE MATERIALS SPECIFIED ABOVE.
- N.B PVCu PIPES TO BE EN 1401-1:1998 MAY BE USED SUBJECT TO THE APPROVAL OF THE ENGINEER. PIPES OF LESS THAN 400MM DIAMETER TO HAVE A RESISTANCE OF 270 BAR.
- ALL FOUL PIPES ARE TO BE 1000 UNLESS STATED OTHERWISE OR TO SUIT ABOVE GROUND PIPEWORK. SURFACE WATER PIPE DIAMETERS ARE AS INDICATED

PIPE GRADIENTS UNLESS SHOWN ARE:

FOUL:
MINIMUM GRADIENT WITH W.C. TO BE 1:80.
- UNLESS OTHERWISE NOTED INVERT LEVEL AT REST BEND TO BE 450mm BELOW FFL. SLOW BENDS ARE REQUIRED AT THE BASE OF ALL SOIL AND VENT PIPES
- CLAY AND CONCRETE PIPES SHALL BE BEDDED ON CLASS S BEDDING UNLESS COVER IS LESS THAN 1.2m IN TRAFFICKED AREAS, THEN CLASS Z BEDDING. DRAINAGE PROPOSED FOR ADOPTION TO COMPLY WITH THE BEDDINGS SPECIFIED ABOVE.
- WHERE THE CROWN OF THE PIPE IS WITHIN 300MM OF THE UNDERSIDE OF THE SLAB, THE PIPEWORK SHOULD BE SURROUNDED WITH 150MM CONCRETE.
- UPVC PIPES SHALL BE BEDDED ON CLASS P BEDDING UNLESS COVER IS LESS THAN 1.2m IN TRAFFICKED AREAS, THEN CLASS Q OR Z BEDDING.
- BACKFILL TO TRENCHES MAY BE SUITABLE EXCAVATED MATERIAL IN LANDSCAPED AREAS & UNDER DRIVEWAYS, PATIOS ETC. TYPE 1 GRANULAR MATERIAL TO BE USED UNDER HARDSTANDINGS AND ROADS.
- DESIGN OF THE DRAINAGE CHANNELS IS INDICATIVE ONLY. DETAILED DESIGN SHALL BE UNDERTAKEN BY THE CONTRACTOR'S PREFERRED CHANNEL MANUFACTURER/ SUPPLIER.
- ALL MANHOLE AND DRAINAGE CHANNEL COVERS SHALL COMPLY WITH BS EN 124. MANHOLES LOCATED WITHIN TRAFFICKED AREAS TO HAVE D400 GRADE COVERS.
- VENTILATION SHALL BE PROVIDED AT THE HEAD OF FOUL DRAINAGE RUNS. FOR SETTING OUT OF SOIL AND RAINWATER PIPES, SEE ARCHITECT'S LAYOUT "P16082-FCH-BA-B1-DR-A-3030" REV "."
- ACCESS FOR RODDING/JETTING SHALL BE PROVIDED TO ALL SOIL AND RAINWATER DOWNPIPES ABOVE BASEMENT FLOOR LEVEL.
- FOR DETAILS OF MANHOLE TYPES AND PIPE BEDDING ETC, SEE STANDARD DETAIL DRAWING(S).
- COVER LEVELS SHOWN ARE APPROXIMATE. COVERS SHOULD BE ADJUSTED TO MATCH SURROUNDING FINISH LEVELS.
- THE CONTRACTOR IS TO PROTECT EXISTING BURIED PIPES (PARTICULARLY SHALLOW PIPES) AND TREE ROOTS FROM DAMAGE CAUSED BY LOADS IMPOSED BY CONSTRUCTION.
- ROCKERS PIPE REQUIRED WHERE DRAINAGE EXITS PAD FOUNDATION. REFER STANDARD DETAIL.
- FOR DRAINAGE DETAILS REFER TO DRAWINGS "BGS-HYD-XX-XX-DR-C-0010_0011- Standard details Sheet 1-2"