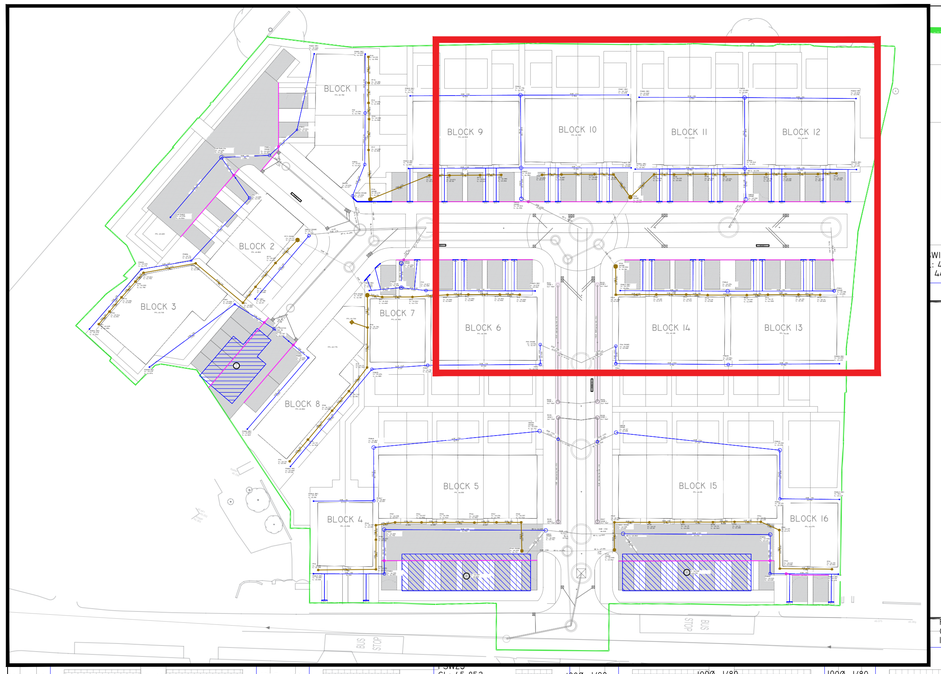


PUBLIC OR PRIVATE UTILITY NOTES

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.

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

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

ALL INTERNAL SVPs & DROPS THROUGH SLAB TBC, ALL RWP POSITIONS TBC BY ARCHITECT

SURFACE WATER NETWORK DESIGNED FOR NO FLOODING IN THE FOLLOWING CONDITIONS:
1:30 YEAR RETURN PERIOD STORMS IN ADOPTED SYSTEM
1:100 YEAR RETURN PERIOD STORMS + CLIMATE CHANGE IN PRIVATE SYSTEM
SURFACE WATER NETWORK DESIGNED FOR NO SURCHARGING IN THE 1:1 AND 1:2 YEAR RETURN PERIODS

DENOTES ADOPTED DRAINAGE

DENOTES PRIVATE SURFACE WATER DRAINAGE

DENOTES PRIVATE FOUL WATER DRAINAGE

DENOTES AREA OF DRAINED PERMEABLE BLOCK PAVING

DENOTES 100Ø PERFORATED PIPE LAID DIRECTLY ADJACENT TO THE KERB.

DENOTES CONNECTION OF PERFORATED PIPE TO MAIN SURFACE WATER DRAINAGE. CONNECTION POINT NOT CRITICAL AND CAN BE ADJUSTED AT CONTRACTORS DISCRETION.

ALL DRAG OUT MANHOLES TO BE 900MM DIAMETER CONCRETE. ALL OTHERS TO BE 450MM DIAMETER WAVIN RANGE (WITH CONCRETE SURROUND IF LOCATED IN HARDSTANDING)

SCHEME SHOWING PRIMARY DRAINAGE RUNS ONLY. ALL SECONDARY AND CAR PARKING TBC

BLOCK 12
FFL 46.050

BLOCK 6
FFL 46.000

BLOCK 14
FFL 46.125

BLOCK 13
FFL 46.125

ROAD 1

PLOT DRAINAGE LAYOUT 03
1:100 @ A1
1:200 @ A3

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 BE READ IN CONJUNCTION WITH THE RELEVANT BMC SPECIFICATIONS TOGETHER WITH THE APPROPRIATE ARCHITECTS AND SERVICES CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. READ IN CONJUNCTION WITH ALL DRAWINGS STARTING J8929/
4. MANHOLE COVERS TO BE IN ACCORDANCE WITH BS EN 124
5. CLAY PIPES TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS EN 295. AS MESSRS HEPWORTH SUPERSLEEVE AND HEPSEAL
6. CONCRETE PIPES TO BE FLEXIBLY JOINTED AND COMPLY WITH THE REQUIREMENTS OF BS 5911.
7. 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.
8. UNTIL FINAL SERVICE IS PLACED, HEAVY TRAFFIC IS NOT TO BE ALLOWED OVER PIPE TRENCHES WITHOUT SPECIAL PRECAUTIONS.
9. PIPES AND FITTINGS ARE TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
10. MANHOLE COVERS IN HIGHWAYS AND CAR PARKS TO BE LOAD CLASS D400 TO BS EN 124.
11. MANHOLE COVERS IN LANDSCAPED AND PAVED AREAS TO BE LOAD CLASS B125 BS EN 124.
12. MANHOLE COVERS IN PAVED AREAS TO BE RECESSED TO ACCEPT PAVING FINISH.
13. ACCESS COVERS FOR GULLIES IN KERBSIDES TO BE LOAD CLASS C250 BS EN 124.
14. ALL MANHOLES & PPICS IN HARD STANDINGS TO HAVE 150MM CONCRETE SURROUND
15. READ IN CONJUNCTION WITH PHASE 2 SITE INVESTIGATION REPORT

PRIVATE OFFLINE STORAGE STRUCTURES

① WAVIN AQUACELL CORE-R
0.8M DP
7.0X10.0X0.4M DEEP
(70M² X 0.4M DP)
CL= 45.815
IL = 44.200
1.2M COVER FOR ROAD LOADING

② WAVIN AQUACELL CORE-R
0.8M DP
21.0X6.0X0.8M DEEP
CL= (SEE PLAN)
IL = (SEE PLAN)
1.2M COVER FOR ROAD LOADING

FOR TECHNICAL REVIEW

REV	COMMENTS	DATE	BY
C	UPDATED TO SUIT CLIENT REQUESTS	29/05/26	CR
B	UPDATED TO SUIT LLFA COMMENTS	30/04/26	CR
A	UPDATED TO LATEST SITE PLAN	27/02/26	CR
-	INITIAL ISSUE	23/12/25	CR

BMC

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CLIENT: VIEWS

PROJECT: BURNAGE CRICKET CLUB

TITLE: PLOT DRAINAGE 03

DRAWN BY:	CHECKED BY:	SCALE:	DATE:
MP	AM	AS SHOWN	12/25

DRAWING NUMBER: J8929 D03

REVISION: C