

GENERAL NOTES

THIS DRAWING TO READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR / FABRICATOR PRIOR TO COMMENCEMENT OF WORKS.

ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, RELEVANT BRITISH STANDARDS AND WHERE APPLICABLE LOCAL AUTHORITIES REQUIREMENTS.

EXISTING SERVICES.

CONTRACTOR TO SATISFY THEMSELVES THAT EXISTING AND PROPOSED SERVICES DO NOT CLASH WITH PROPOSED DRAINAGE

THE CONTRACTOR PRIOR TO START OF WORKS IS TO ENSURE THAT PROPOSED DRAINAGE LEVELS DO NOT INTERFERE WITH SERVICES. ALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL CHECK ALL EXISTING COVER / INVERT LEVELS AND PIPE / SEWER SIZES ON SITE PRIOR TO START OF WORKS TO ENSURE PROPOSED DRAINAGE CAN BE CONSTRUCTED AS INDICATED ON THE DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

REDUNDANT DRAINAGE

DRAINS OR SEWERS LESS THAN 1.5m DEEP WHICH ARE IN OPEN GROUND SHOULD AS FAR AS IS PRACTICABLE BE REMOVED. OTHER PIPES SHOULD BE SEALED AT BOTH ENDS AND AT ANY POINT OF CONNECTION, AND GROUT FILLED TO ENSURE THAT RATS CANNOT GAIN ACCESS.

LARGER PIPES (225mm AND ABOVE) SHOULD BE GROUT FILLED TO PREVENT SUBSIDENCE OR DAMAGE TO BUILDINGS OR SERVICES IN THE EVENT OF COLLAPSE.

DRAINAGE KEY

- SITE BOUNDARY
- SURFACE WATER NETWORK
- FOUL WATER NETWORK
- PROPOSED BOX CULVERT
- EXISTING COMBINED SEWER
- EXISTING CULVERTED WATERCOURSE
- XXXXXXXXX EXISTING CULVERT TO BE ABANDONED
- PERMEABLE PAVING
- OFFLINE ATTENUATION TANK
- ACO ACO CHANNEL
- RG ROAD GULLY
- FIN DRAIN

DESIGN CONTINGENCY

FOR COST PURPOSES THE CONTRACTOR IS TO INCLUDE THE FOLLOWING CONTINGENCY (% OF PRIMARY CIVILS DESIGN COST) AT THE RELEVANT PROJECT STATUS INDICATED ON THE DRAWING.

S2 - CONCEPT DESIGN - 25%
S3 - SPATIAL COORDINATION - 15%
S4 - TECHNICAL DESIGN - 10%
A5 - PRODUCTION INFORMATION - 5%

Rev	Description	Date	By	Chkd
P04	OUTFALLS AMENDED. BOX CULVERT ADDED	20.07.26	JG	AD
P03	UPDATED TO NEW LAYOUT (101-C)	05.06.26	JG	AD
P02	UPDATED TO NEW LAYOUT (101-B)	08.05.26	JG	AD
P01	PRELIMINARY ISSUE	20.02.26	JG	AD

Drawing Status
PRELIMINARY DRAWING

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Client
JIGSAW HOMES

Project
VARLEY STREET MASTER PLAN
OLDHAM ROAD

Drawing Title
OUTLINE DRAINAGE STRATEGY
NORTHERN AREA

Date	Drawn By	Checked By
FEB. 26	JG	AD

Scale at A1	Project Number	Status	Revision
1:200	34901		P04

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