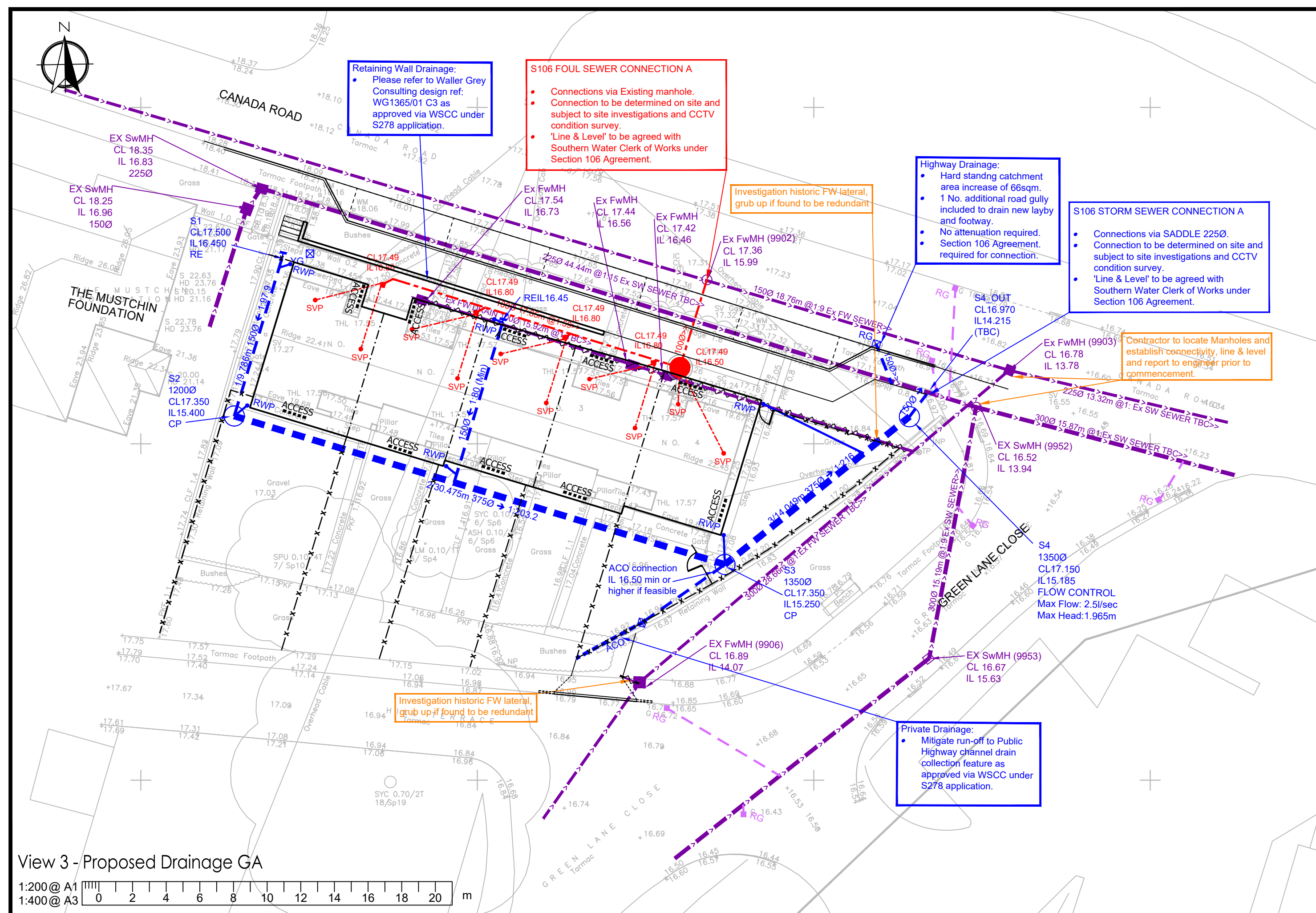
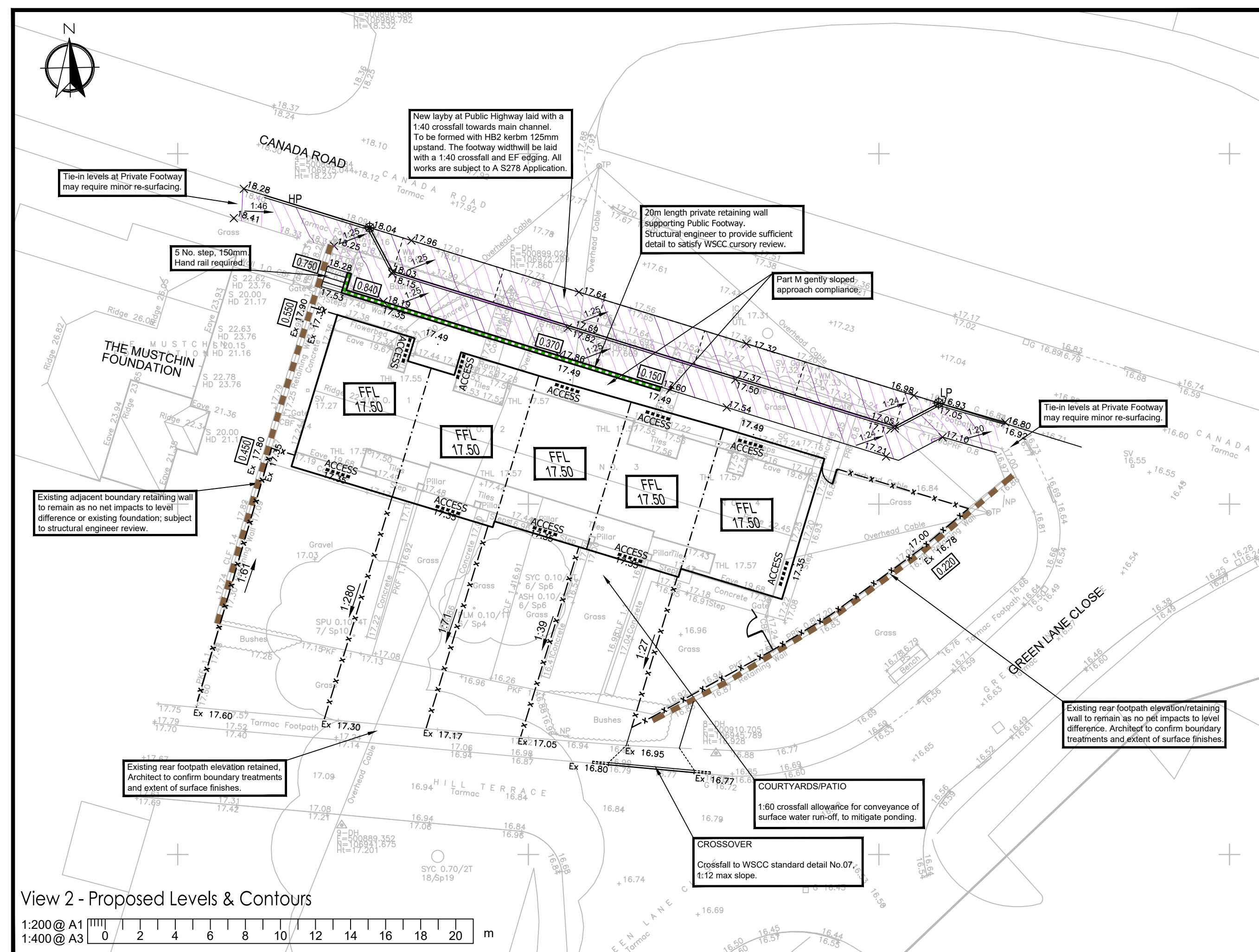
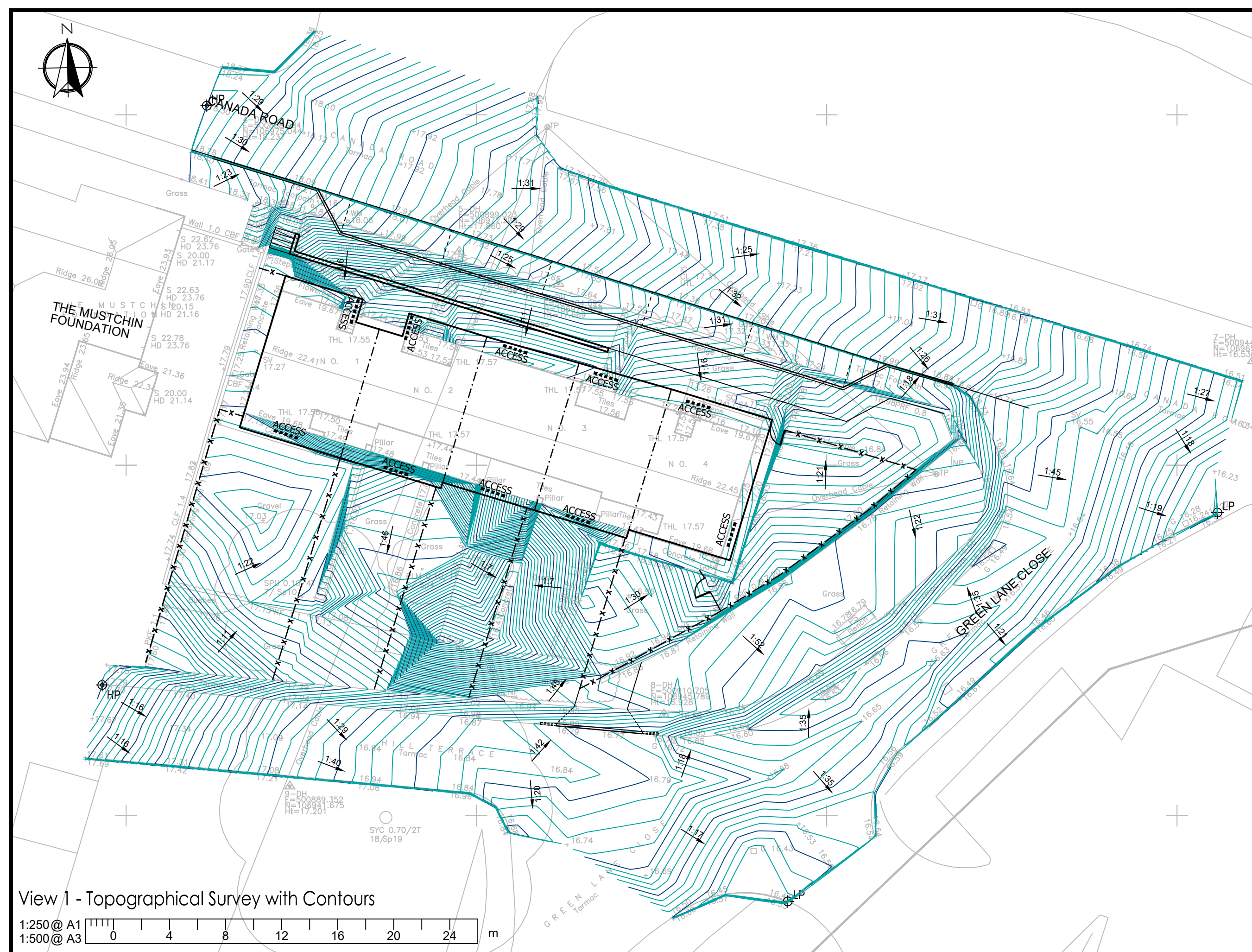




- ## NOTES

1. This drawing is to be read in conjunction with all other BPC drawings, and with all relevant Architect's and Engineer's drawings and specifications. Any discrepancies found are to be reported immediately to the Engineer.
2. BPC accepts no responsibility for inaccuracies in data provided by third parties such as topographic survey or Ordnance Survey mapping.
3. Do not scale, note to figured dimensions only. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given as a good faith after our own inspection. It is relevant information, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractor works must be checked and agreed between the sub-contractor or supplier and the general contractor.
6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BPC logos and company information must be removed from copies if information is re-used.
7. The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
8. The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
9. The contractor must comply with all current legislation relating to health & safety.
10. All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are any conflicts between the manufacturers and the details on any BPC drawings, the manufacturers instructions must be used.
11. All Earthworks in accordance with the Specification for Highway Works.

- ## RESIDUAL HAZARDS
- In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:
- 1. Buried services. Contractor to refer to record drawings and use CAT to locate existing services.
 - 2. Working in live traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public.
 - 3. Working in live Sewers. Contractor to ensure operations are familiar with danger of working in live sewers.
 - 4. Excavations close to existing structures. Contractor to prepare method statement to ensure stability of existing structures.
- It is assumed that all works will be carried out by a competent person working where appropriate, to an approved risk assessment and method statement.

- ### -DRAINAGE KEY-
- | | |
|---|--|
|  | Existing Foul Water Drain/Sewer |
|  | Existing Storm Water Drain/Sewer |
|  | Existing Highway Drainage (WSCC) |
|  | Drain to be Grubbed Up |
|  | Rodding Point (BGL, inc Aluminium Cover) |
|  | 450x950 Road Gully & 1500 Lateral (Double gullies must have separate laterals)
Yard Gully 600mm pot |
|  | Inspection Chamber (Max 1.2m Depth to invert, CP Denotes Catchpit) |
|  | Precast Concrete Ring Manhole (Over 1.5m Depth to Soffit, CP denotes Catchpit) |
|  | 450x450 Yard Gully & 1000 Lateral |
|  | Inspection Chamber (Max 1.2m Depth to invert) |
|  | Precast Concrete Ring Manhole (Over 1.5m Depth to Soffit) |

- | |
|---|
| <p align="center">-FOUL WATER STRATEGY-</p> <ul style="list-style-type: none"> Foul water connection should adhere to the following hierarchy; <ol style="list-style-type: none"> Public Sewer Private Treatment Plant Septic Tank and Drainage Field Cesspool It is proposed that the development will be subject to a new foul water connection to the front of the site subject to the S106 application, with a 100Ø pipe. Post development peak foul water flows will amount to 0.23l/s. |
| <p align="center">EXISTING DRAINAGE ON SITE REQUIRES INVESTIGATION.</p> <p>THE CONTRACTOR IS RESPONSIBLE FOR DEALING WITH THE EXISTING DRAINAGE INFRASTRUCTURE AND REPORTING CONNECTIVITY & CONDITION TO ENGINEER.</p> |
| <p align="center">BUILDING FOUNDATION & MAIN SERVICE CORRIDOR 'LINE & LEVEL' SHALL BE DESIGNED TO SUIT THE DRAINAGE STRATEGY.</p> |
| <p align="center">ARCHITECT TO FINALISE AND CONFIRM:</p> <ul style="list-style-type: none"> PATIOS, PATHS, KERBS AND SURFACE FINISHES. DRAINAGE CONNECTION POINTS THRESHOLD DRAINAGE ENHANCEMENTS |

- ### -PROPOSED CONTOURS KEY-
- | | |
|--|---|
| | Spot Level |
| | Gradient Arrow |
| | Proposed High Point |
| | Proposed Low Point |
| | Proposed Finished Floor Level |
| | Proposed Level Difference |
| | Proposed Bank (Top) |
| | Proposed Bank (Base) |
| | Proposed Bank Batter |
| | Contour (Primary) |
| | Contour (Secondary) |
| | Retaining Wall (Existing) |
| | Masonry Wall (Retaining)
(By Others) |
| | Raised DPC/Integral Retaining Wall |
| | Under-Build/Extra Face Brickwork |

- ## -SURFACE WATER STRATEGY-
- Surface water disposal should be managed in view of the SuDS hierarchy;
 1. Infiltration
 2. Watercourse
 3. Public Surface Water Sewer(s)
 - Existing impermeable area is 304m² and the post development impermeable area will be 386m² resulting in a nominal increase.
 - Existing trees, structures and public highway and soil conditions prevents the use of soakaways.
 - The Existing site is currently drained via a SW drain, with no measurable attenuation or storage.
 - Brownfield run-off rates are estimated to be of the order of 4.2l/sec (based on a 50mm 1-2yr rainfall), greater rainfall intensities would generate much higher rates.
 - In light of the above Brownfield run-off rates can be utilised. This complies with NPPF stipulating betterment shall be sought through re-development by adhering to the 1:2yr rates for all rainfall intensities.
 - The proposed SW drainage will secure a new connection to the Water Public Sewer for a reduction in peak flow and volume subject to S106 application

- DEPTH(S) OF EXISTING SEWERS**
- INFORMATION RELATING TO THE DEPTH(S) OF EXISTING PUBLIC FOUL WATER SEWER LOCATED IN ELM GROVE HAS BEEN OBTAINED FROM PUBLIC SEWER RECORDS PROVIDED BY SOUTHERN WATER**
- THE TOPOGRAPHICAL SURVEY OF THE SITE HAS BEEN CONDUCTED TO SITE DATUM, NOT OS DATUM. THE INVERT LEVEL OF THE PUBLIC FOUL WATER SEWER HAS BEEN INTERPOLATED USING RECURRING FEATURES FOUND ON THE SURVEY**
- INVERT LEVELS TO BE CONFIRMED ON SITE PRIOR TO WORKS BEING UNDERTAKEN - NO WORK IS TO COMMENCE UNTIL THIS INFORMATION HAS BEEN VERIFIED**

- Contours are only as accurate as the initial land survey information. Contours are approximate only and spot levels may vary slightly on site.

Topographical survey levels are not to Ordnance Survey (OS) datum and need to be verified prior to work commencement.

Topographical information shown is based on site survey undertaken by others as part of site-wide development.

-EXISTING CONTOURS KEY-

	Spot Level
	Gradient Arrow
	High Point
	Low Point
	Contour (Primary)
	Contour (Secondary)

Topographical information shown is based on land survey supplied by client.

Contours are only as accurate as the initial land survey information. Contours are approximate only and spot levels may vary slightly on site.