

DRAWINGS

- PL100** Site Location Plan
- PL200** Existing Topography and Contours
- PL300** Existing Impermeable Areas
- PL301** Proposed Impermeable Areas
- PL400** Existing Drainage
- PL500** Proposed Drainage Strategy
- PL600** Hydraulic Model Reference Plan and Catchments



SITE LOCATION PLAN

SITE BOUNDARY

NOTES

A3

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4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, 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-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
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-	19/11/24	Original Issue
Rev.	Date	Amendments

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Drawing Status	PLANNING NOT FOR CONSTRUCTION			
Client	Condair Limited			
Project	Condair (Brookside Building), Brookside Avenue			
Drawing Title	Site Location Plan			
Scale at A3	Date	Drawn By	Checked By	Project No.
1:1000	Nov. '24	SPB	MJA	D2287
Drawing No.	000-BPC-WD-ZZ-D-C-PL100			Rev.
				-



IMPERMEABLE AREAS

EXISTING IMPERMEABLE AREA - 1,578m²
(0.16Ha)

NOTES

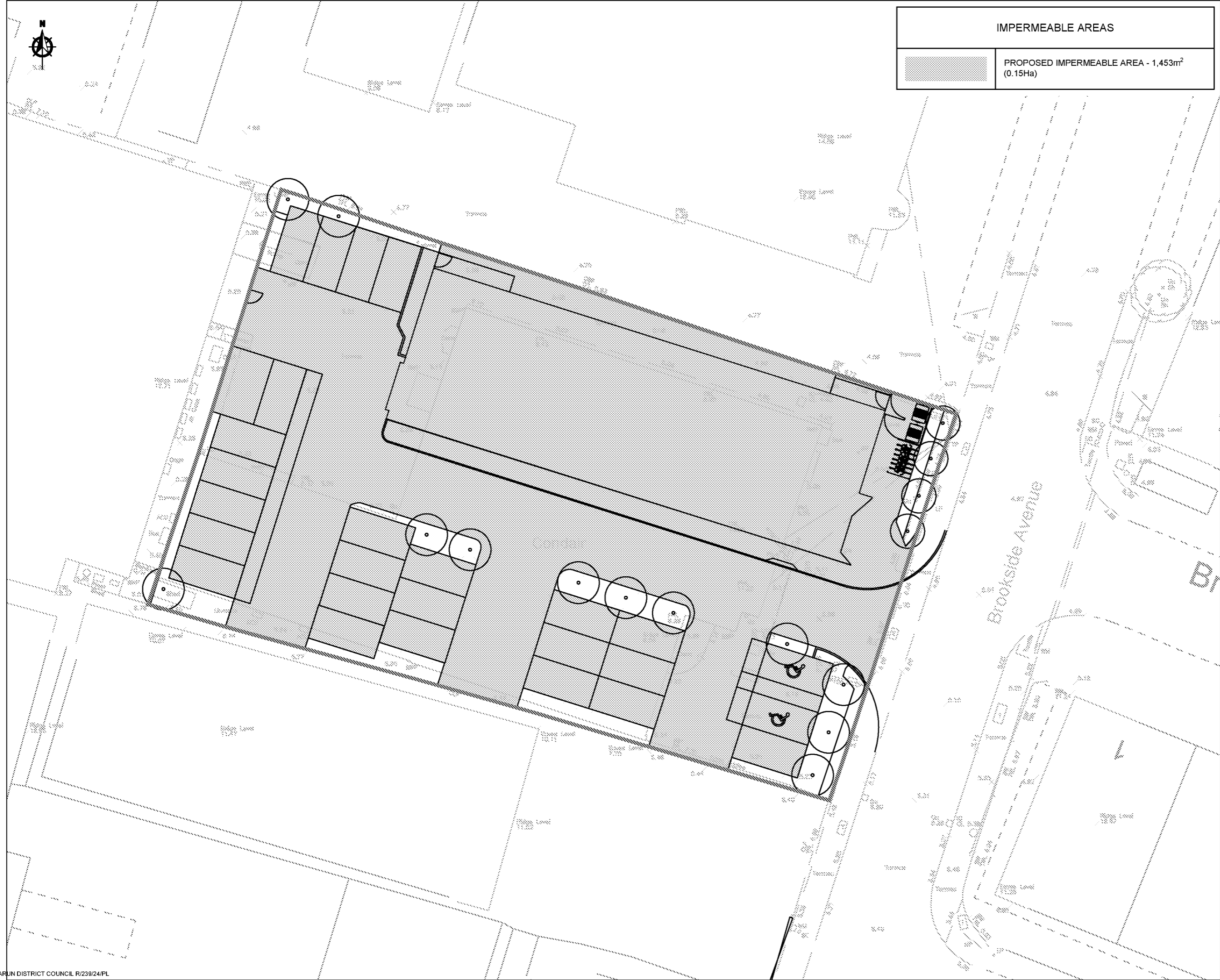
A3

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Drawing Status	PLANNING NOT FOR CONSTRUCTION			
Client	Condair Limited			
Project	Condair (Brookside Building), Brookside Avenue			
Drawing Title	Existing Impermeable Areas			
Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	Nov. '24	SPB	MJA	D2287
Drawing No.	000-BPC-WD-ZZ-D-C-PL300			Rev.
				-



IMPERMEABLE AREAS

PROPOSED IMPERMEABLE AREA - 1,453m²
(0.15Ha)

NOTES

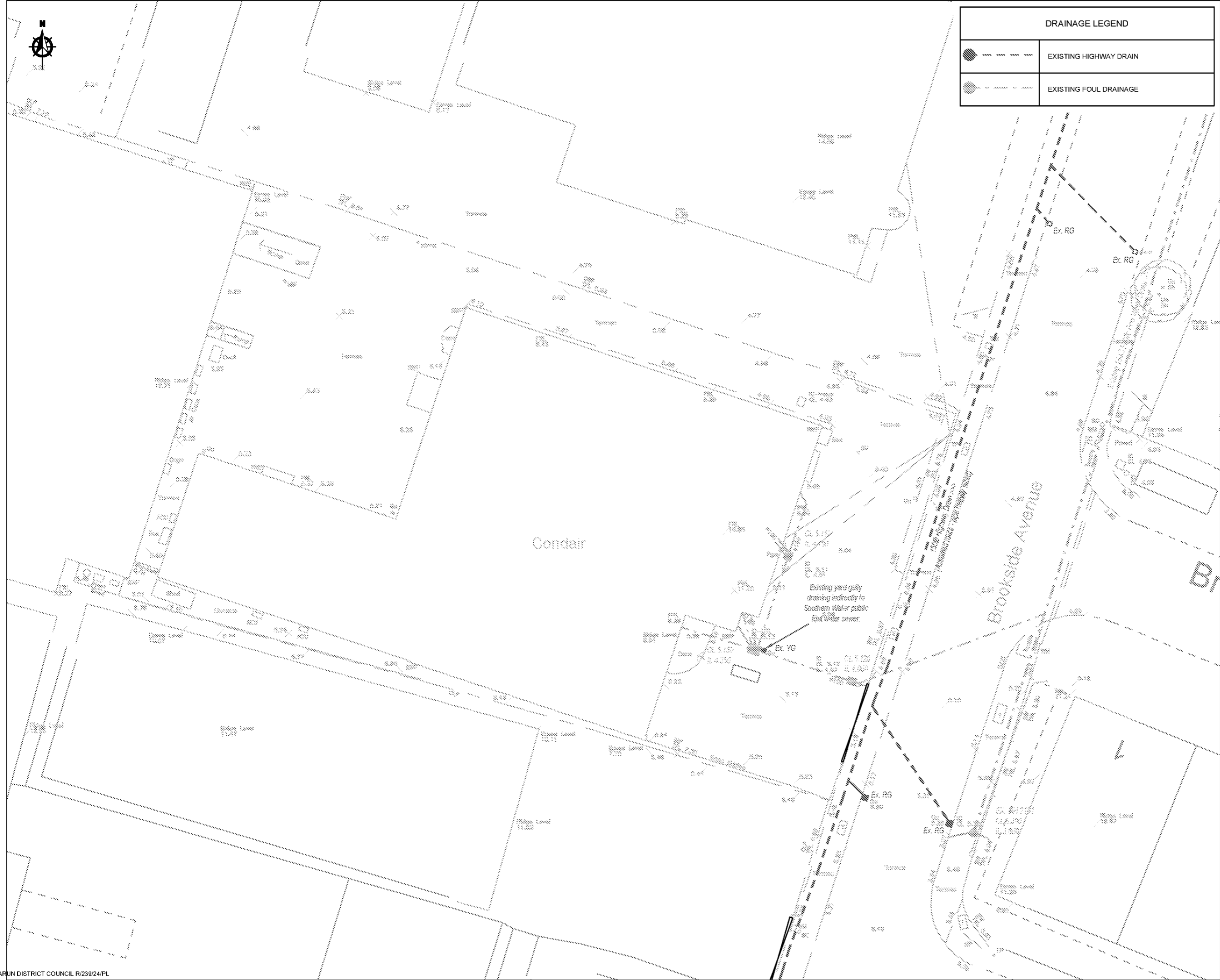
A3

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Drawing Status	PLANNING NOT FOR CONSTRUCTION			
Client	Condair Limited			
Project	Condair (Brookside Building), Brookside Avenue			
Drawing Title	Proposed Impermeable Areas			
Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	Nov. '24	SPB	MJA	D2287
Drawing No.	000-BPC-WD-ZZ-D-C-PL301			Rev.
				-



DRAINAGE LEGEND	
	EXISTING HIGHWAY DRAIN
	EXISTING FOUL DRAINAGE

- NOTES

A3
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8. Existing drainage information obtained from site topographic survey and additional works and investigation conducted by Encompass Surveys.







A	20/11/24	Updated with Encompass investigation
-	31/07/24	Original Issue
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Drawing Status		PLANNING NOT FOR CONSTRUCTION			
Client		Condair Limited			
Project		Condair (Brookside Building), Brookside Avenue			
Drawing Title		Existing Drainage			
Scale at A3	Date	Drawn By	Checked By	Project No.	
1:250	Jul. '24	SPB	MJA	D2287	
Drawing No.				Rev.	
000-BPC-WD-ZZ-D-C-PL400				A	



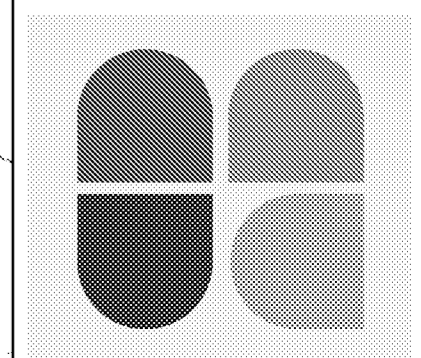
FOUL WATER DRAINAGE	
	EXISTING FOUL WATER MANHOLE
	EXISTING FOUL DRAIN / PUBLIC SEWER
	EXISTING FOUL DRAIN TO BE REMOVED / GRUBBED UP
	INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT)
	PROPOSED FOUL DRAIN/SEWER

MISC	
	EXISTING SPOT LEVEL
100.00m 	PROPOSED SPOT LEVEL
HP 	PROPOSED HIGH POINT
LP 	PROPOSED LOW POINT
	PROPOSED CONTOUR - PRIMARY
	PROPOSED CONTOUR - SECONDARY
	PROPOSED EXCEEDANCE ROUTE / FALL ARROW

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Drawing Status

PLANNING
NOT FOR CONSTRUCTION

Client

Condair Limited

Project

Condair (Brookside Building),
Brookside Avenue

Drawing Title

Proposed Drainage Strategy

Scale at A3 []

Scale at AS
1:250

Nov '24

SPB

Checked By
M.JA

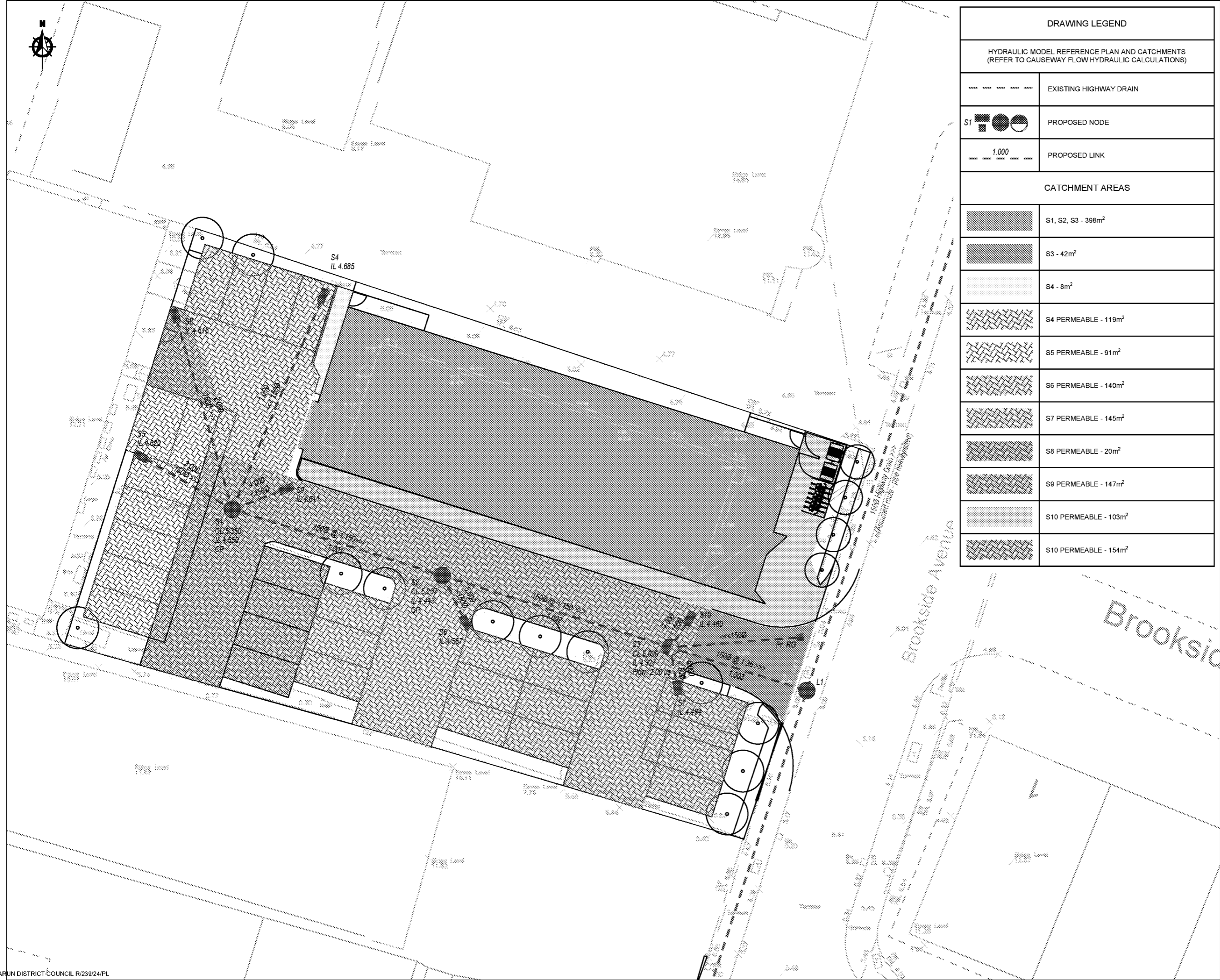
Project NO.
D2287

Drawing No.

000-BPC-WD-ZZ-D-C-PL500

Rev.

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DRAWING LEGEND	
HYDRAULIC MODEL REFERENCE PLAN AND CATCHMENTS (REFER TO CAUSEWAY FLOW HYDRAULIC CALCULATIONS)	
	EXISTING HIGHWAY DRAIN
	PROPOSED NODE
	PROPOSED LINK
CATCHMENT AREAS	
	S1, S2, S3 - 398m²
	S3 - 42m²
	S4 - 8m²
	S4 PERMEABLE - 119m²
	S5 PERMEABLE - 91m²
	S6 PERMEABLE - 140m²
	S7 PERMEABLE - 145m²
	S8 PERMEABLE - 20m²
	S9 PERMEABLE - 147m²
	S10 PERMEABLE - 103m²
	S10 PERMEABLE - 154m²

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Drawing Status		PLANNING NOT FOR CONSTRUCTION	
Client		Condair Limited	
Project		Condair (Brookside Building), Brookside Avenue	
Drawing Title		Hydraulic Model Reference Plan and Catchments	
Scale at A3	Date	Drawn By	Checked By
1:250	Nov. '24	SPB	MJA
Drawing No.		Project No.	
000-BPC-WD-ZZ-D-C-PL600		D2287	
Rev.			