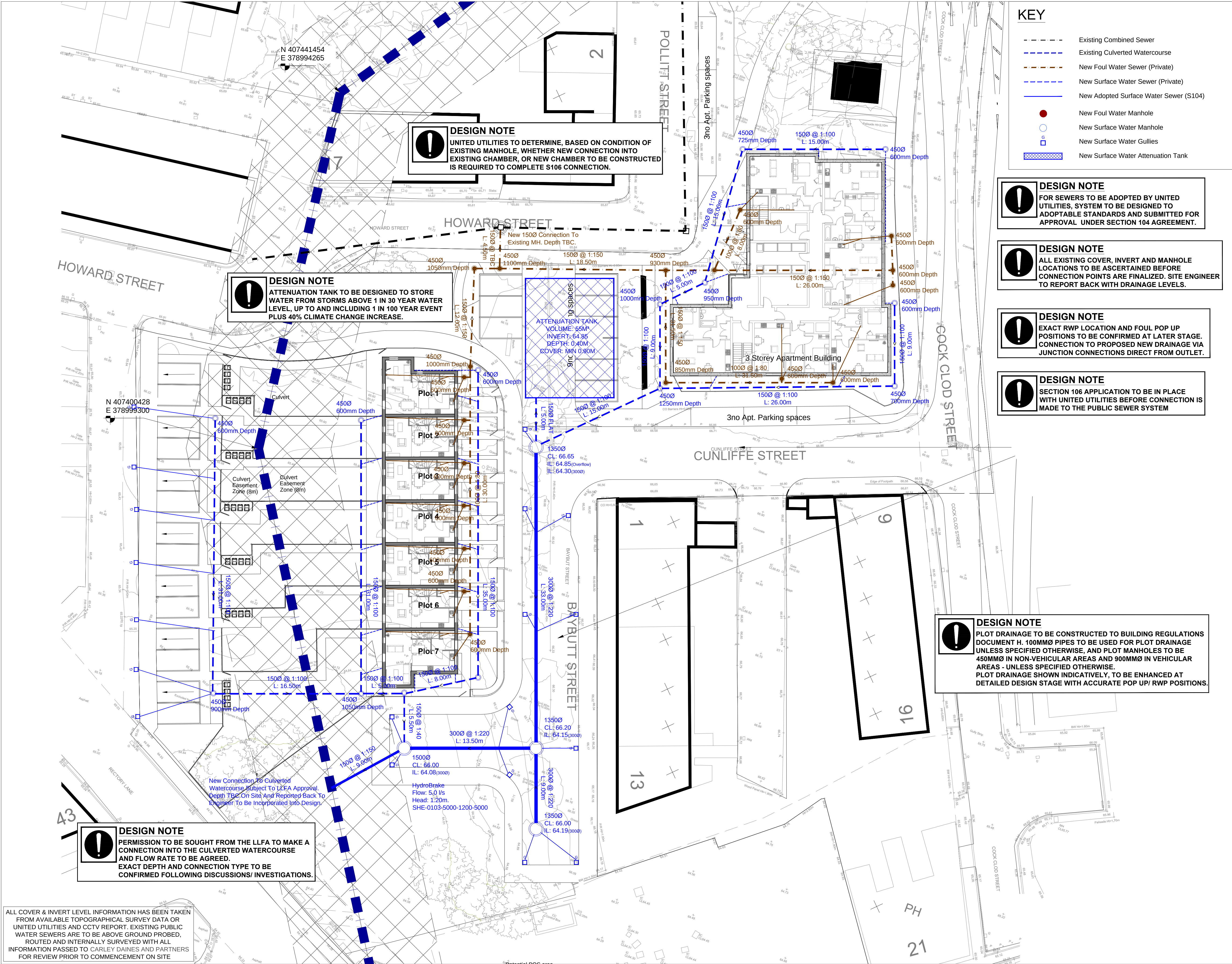




KEY

Existing Combined Sewer

Existing Culverted Watercourse

New Foul Water Sewer (Private)

New Surface Water Sewer (Private)

New Adopted Surface Water Sewer (S104)

New Foul Water Manhole

New Surface Water Manhole

New Surface Water Gullies

New Surface Water Attenuation Tank

NOTES

0m10m20m

1:200 scale bar

SITE LOCATION

FORMER EAST LANCS PAPER MILL, RADCLIFFE, BURY, GREATER MANCHESTER. M26 2GU.

EASTINGS: 379000;

NORTHINGS: 407400.

DESIGN NOTE

FOR SEWERS TO BE ADOPTED BY UNITED UTILITIES, SYSTEM TO BE DESIGNED TO ADOPTABLE STANDARDS AND SUBMITTED FOR APPROVAL UNDER SECTION 104 AGREEMENT.

DESIGN NOTE

ALL EXISTING COVER, INVERT AND MANHOLE LOCATIONS TO BE ASCERTAINED BEFORE CONNECTION POINTS ARE FINALIZED. SITE ENGINEER TO REPORT BACK WITH DRAINAGE LEVELS.

DESIGN NOTE

EXACT RWP LOCATION AND FOUL POP UP POSITIONS TO BE CONFIRMED AT LATER STAGE. CONNECTION TO PROPOSED NEW DRAINAGE VIA JUNCTION CONNECTIONS DIRECT FROM OUTLET.

DESIGN NOTE

SECTION 106 APPLICATION TO BE IN PLACE WITH UNITED UTILITIES BEFORE CONNECTION IS MADE TO THE PUBLIC SEWER SYSTEM

DESIGN NOTE

PLOT DRAINAGE TO BE CONSTRUCTED TO BUILDING REGULATIONS DOCUMENT H. 100MMØ PIPES TO BE USED FOR PLOT DRAINAGE UNLESS SPECIFIED OTHERWISE, AND PLOT MANHOLES TO BE 450MMØ IN NON-VEHICULAR AREAS AND 900MMØ IN VEHICULAR AREAS - UNLESS SPECIFIED OTHERWISE. PLOT DRAINAGE SHOWN INDICATIVELY, TO BE ENHANCED AT DETAILED DESIGN STAGE WITH ACCURATE POP UP/ RWP POSITIONS.

DESIGN NOTE

ATTENUATION TANK TO BE DESIGNED TO STORE WATER FROM STORMS ABOVE 1 IN 30 YEAR WATER LEVEL, UP TO AND INCLUDING 1 IN 100 YEAR EVENT PLUS 40% CLIMATE CHANGE INCREASE.

DESIGN NOTE

UNITED UTILITIES TO DETERMINE, BASED ON CONDITION OF EXISTING MANHOLE, WHETHER NEW CONNECTION INTO EXISTING CHAMBER, OR NEW CHAMBER TO BE CONSTRUCTED IS REQUIRED TO COMPLETE S106 CONNECTION.

DESIGN NOTE

PERMISSION TO BE SOUGHT FROM THE LLFA TO MAKE A CONNECTION INTO THE CULVERTED WATERCOURSE AND FLOW RATE TO BE AGREED. EXACT DEPTH AND CONNECTION TYPE TO BE CONFIRMED FOLLOWING DISCUSSIONS/ INVESTIGATIONS.

ALL COVER & INVERT LEVEL INFORMATION HAS BEEN TAKEN FROM AVAILABLE TOPOGRAPHICAL SURVEY DATA OR UNITED UTILITIES AND CCTV REPORT. EXISTING PUBLIC WATER SEWERS ARE TO BE ABOVE GROUND PROBED, ROUTED AND INTERNALLY SURVEYED WITH ALL INFORMATION PASSED TO CARLEY DAINES AND PARTNERS FOR REVIEW PRIOR TO COMMENCEMENT ON SITE

NOTES

1. ALL DRAINAGE WORKS HAVE BEEN DESIGNED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS DOCUMENT H & "SEWERS FOR ADOPTION 6TH EDITION" SUPPLEMENT GUIDELINES AND STANDARD DETAILS

2. ALL CLAY PIPE WORK SHALL BE EXTRA STRENGTH CLAYWARE TO BS EN 295:1991 PART 1

3. ALL PRECAST CONCRETE PIPEWORK SHALL BE TO THE CLASS STATED ON THE DRAWINGS IN ACCORDANCE WITH BS EN 1295:2002. ALL MANHOLES AND CHAMBERS SHALL BE TO BS EN 1817:2002

4. THE CONTRACTOR MAY EJECT TO USE REINFORCED PVC PIPES AS COVERED BY BS 4668:2000 & BS EN 1401:1. STRUCTURED WALL UPPVC PIPES TO COMPLY WITH WIS 4-35-01. (BY PRIOR AGREEMENT WITH ADOPTING AUTHORITY) MAX. PIPE LENGTH TO BE 3.0M

5. ALL LEVELS RELATE TO TOPOGRAPHICAL SURVEY DATUM

6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS

7. PLOT DRAINAGE CONNECTIONS TO SEWERS MUST BE 150MM DIAMETER AND UNLESS OTHERWISE STATED LAD TO THE INVERT SHOWN

8. ALL INSPECTION CHAMBERS TO BE 600MM DIAMETER POLYPROPYLENE WITH A MAXIMUM DEPTH OF 1200mm FOR THE STANDARD UNIT & A MAXIMUM DEPTH OF 3000mm WHEN A 350mm REDUCING RING IS USED

9. ALL PLOT DRAINAGE RUNS TO BE 100mm DIAMETER AT A NOMINAL FALL OF 1:80 UNLESS NOTED OTHERWISE

10. FLOODING EYES AT START OF EACH DRAINAGE RUN

11. ALLOW FOR 5.0M OF ADO DRAINAGE CHANNEL PER PROPERTY AT HIGHWAY BOUNDARY

12. SURFACE WATER FROM PLOT PARKING AREAS MUST NOT DISCHARGE ONTO THE HIGHWAY

13. PLOT DRAINAGE RUNS TO BE KEPT WITHIN THE CURTILAGE OF THE PLOT THEY SERVE WHEREVER POSSIBLE

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY EXISTING INVERT LEVELS INDICATED ON DRAWINGS ARE CORRECT BEFORE THE WORKS ARE COMPLETED

15. ALL CONNECTIONS TO ADOPTABLE SEWERS SHALL BE MADE BY MANUFACTURED JUNCTION PIPES. SADDLE CONNECTIONS WILL NOT BE PERMITTED, UNLESS SPECIFIED

16. ALL SEWERS FOR ADOPTION WITH GREATER THAN 1.20M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE CLASS S GRANULAR BED AND SURROUND

17. ANY SEWER WITH LESS THAN 1.2M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE A MINIMUM OF 150MM ST4 CONCRETE SURROUND

18. FLEXIBILITY SHALL BE MAINTAINED BY THE PROVISION OF FLEXCELL OR SIMILAR APPROVED JOINT FILLER BREAKS IN THE CONCRETE SURROUND AT EACH PIPE JOINT

19. IT IS THE RESPONSIBILITY FOR THE CONTRACTOR TO CHECK ALL ONSITE EXISTING GROUND LEVELS PRIOR TO COMMENCING AND IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR MUST REPORT TO THE ENGINEER IMMEDIATELY

20. CONTRACTOR TO CONFIRM THE COVER LEVEL, INVERT LEVEL & MANHOLE SIZE FOR THE EXISTING MANHOLE PRIOR TO CONTRACT START DATE

21. ALL DRAINAGE SHOWN IN THIS DRAWING IS BASED ON ESTIMATES AND IS ALL SUBJECT TO A FURTHER DETAILED DESIGN STAGE AND IS SUBJECT TO CHANGE

22. A NUMBER OF ASSUMPTIONS HAVE BEEN MADE IN REGARDS TO THE DISCHARGE METHOD OF SURFACE WATER

23. WML GROUND REPORT SUGGESTS INFILTRATION MAY BE POSSIBLE DUE TO LOW GROUND CONTAMINATION

24. UNITED UTILITIES AND LOCAL AUTHORITY SUGGEST INFILTRATION SHOULD BE THE FIRST METHOD OF DISCHARGE CONSIDERED, AND THIS STANCE WILL ONLY CHANGE SUBJECT TO PERCOLATION AND CONTAMINATION RESULTS SUGGESTING OTHERWISE

25. THE SIZE OF SOAKAWAY PIT HAS BEEN SIZED VIA SOFTWARE USING ESTIMATED AND STANDARD FIGURES. A FURTHER DESIGN WILL BE CARRIED OUT FOLLOWING TESTING WITH SITE SPECIFIC VALUES ALONG WITH THE DETAILED DESIGN

REV. DATE DESCRIPTION

A10/11/21REVISED TO INCLUDE ADDITIONAL PRIVATE ROAD AREAS, ATTENUATION REDUCED.

-08/11/21INITIAL ISSUE FOR COMMENT AND DISCUSSION PURPOSES.

CLIENT

GREAT PLACES HOUSING GROUP
AEW ARCHITECTS

TITLE

EAST LANCS PAPER MILL
RADCLIFFE, MANCHESTER

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Drawn AM

Checked DM

Date 05/11/2021

Date 05/11/2021

Scale 1:200 @ A1

Drawing No. 21-B-12866-200

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