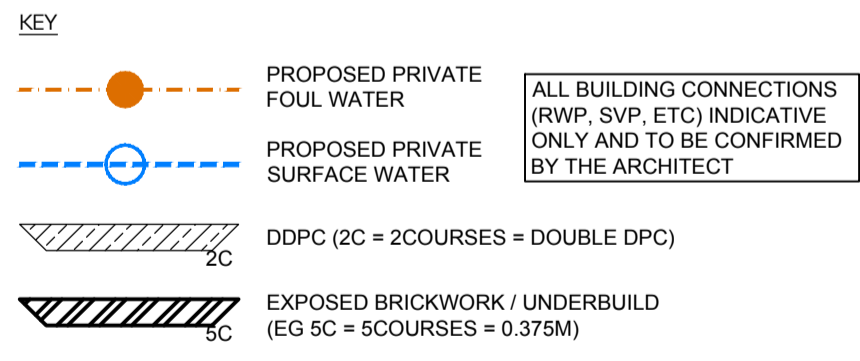
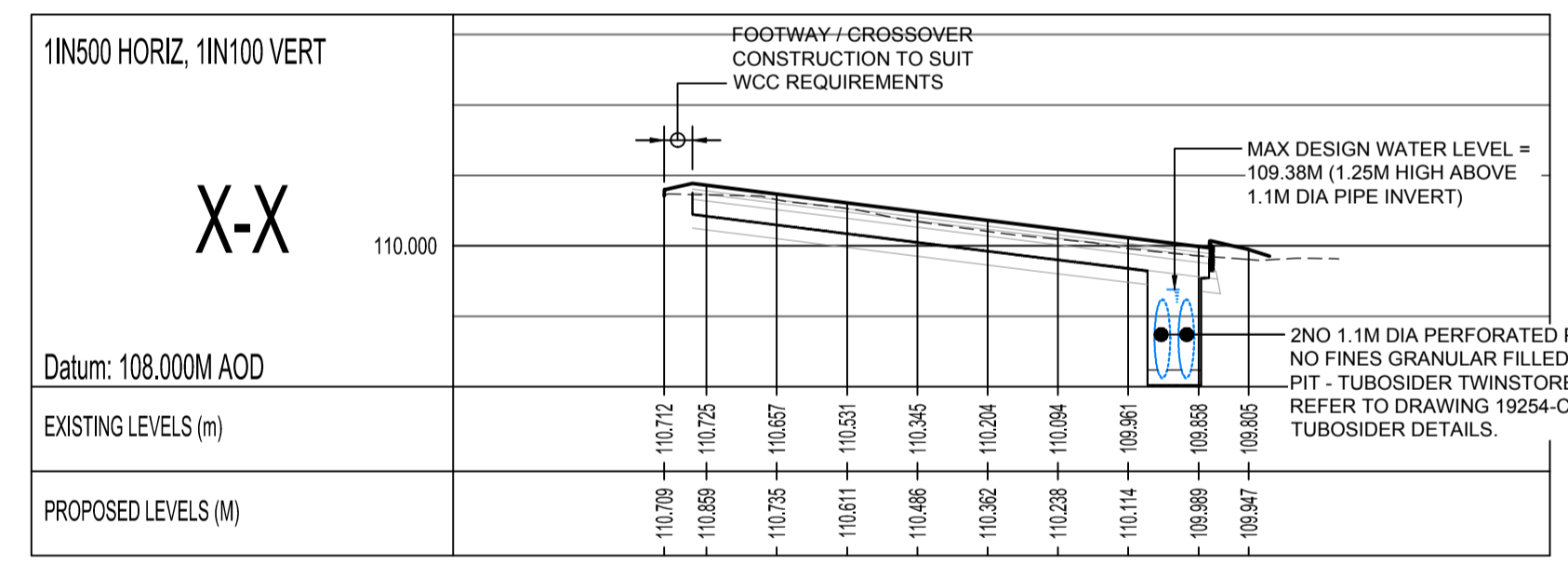


- GENERAL NOTES:**
- DO NOT SCALE THIS DRAWING FOR DISCREPANCIES OR OMISSIONS. CONTACT THE ENGINEER PRIOR TO WORK COMMENCING.
 - MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT PROJECT SPECIFICATIONS, CURRENT CODES OF PRACTICE AND BUILDING REGULATIONS.
 - THE COPYRIGHT OF THIS DRAWING IS VESTED IN THE ENGINEER AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.
 - THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
 - THIS DRAWING IS TO READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ENGINEER, ARCHITECT AND OTHER DESIGN DISCIPLINES.
- DRAINAGE NOTES:**
- ALL DRAINAGE WITHIN THE SITE TO BE CONSTRUCTED IN CLAYWARE PIPES.
 - ALL BELOW GROUND DRAINAGE WORKMANSHIP TO BE CARRIED OUT IN STRICT ACCORDANCE WITH BS 8000 'WORKMANSHIP OF BUILDING SITES, PART 14: CODE OF PRACTICE FOR BELOW GROUND DRAINAGE'.
 - EXACT LOCATIONS AND CURRENT USAGE OF ALL EXISTING DRAINAGE TO BE ESTABLISHED ON COMMENCEMENT OF ANY WORKS.
 - ALL NEW BELOW GROUND DRAINAGE WORKS TO BE INSPECTED AND APPROVED BY BUILDING CONTROL PRIOR TO BACKFILLING.
 - DRAINS UNDER BUILDINGS MUST BE ENCASED IN 150MM OF CONCRETE.
 - DRAINS ARE TO PASS BELOW REINFORCED CONCRETE GROUND BEAMS.
 - COVER LEVELS GIVEN TO MANHOLES ARE TO BE ADJUSTED TO SUIT FINAL FINISHED SITE LEVELS.
 - COVERS TO MANHOLES WITHIN SITE BOUNDARIES ARE TO BE AS FOLLOWS:
CLASS D400 TO HEAVILY TRAFFICKED AREAS (DELIVERY VEHICLES)
CLASS C250 TO LIGHTLY TRAFFICKED AREAS (CARS ONLY)
CLASS B125 TO FOOTPATH & PAVED AREAS
CLASS A15 TO LANDSCAPED AREAS
 - NOTE THAT C250 AND D400 COVERS ARE TO BE SECTIONAL COVERS TO REDUCE MANUAL HANDLING.
 - WHERE COVERS LOCATED WITHIN BLOCK / SETT PAVED AREAS TO BE RECESSED (IF DIRECTED BY LANDSCAPE ARCHITECT), ALLOW PETER SAVAGE 'SHILTON' KITEMARKED RANGE KS30 OR SIMILAR APPROVED WHERE B125 / D400 COVERS ARE REQUIRED.
 - WHERE INTERNAL CHAMBERS (WITHIN THE BUILDING) ARE REQUIRED, THEY ARE TO HAVE MECHANICALLY FIXED AIRTIGHT COVERS. THESE MAY BE RECESSED TO SUIT THE ARCHITECTS REQUIREMENTS FOR FINISHES, EG PETER SAVAGE R21-450
 - MINIMUM CLEAR OPENINGS:
800x800mm FOR PRIVATE DEVELOPMENT
675x675mm FOR ADAPTABLE CHAMBERS
 - ALL PIPES DIRECTLY FROM RAIN WATER PIPES (RWP), SOIL & VENT PIPES (SVP) AND INTERNAL TRAPPED GULLYS (IG) ARE TO BE 100mm DIA CLAYWARE UNLESS STATED OTHERWISE ON THE PLAN.
 - ALL OUTLET PIPES DIRECTLY FROM STORM WATER ROAD GULLYS (S) ARE TO BE 150mm DIA PLASTIC UNLESS STATED OTHERWISE ON THE PLAN.



STORM WATER MANHOLE SCHEDULE

MH	COVER LEVEL	INVERT LEVEL	DEPTH	SIZE & MATERIAL	COVER TYPE	NOTES
S1	110.220m	109.770m	0.450m	450*450 BRK	A15	
S2	110.560m	109.950m	0.610m	450*450 BRK	A15	
S3 ST	110.030m	109.590m	0.440m+	450*450 BRK	A15	300MM SLUMP BELOW INVERT
S4 ST	110.060m	109.480m	0.580m+	450*450 BRK	A15	300MM SLUMP BELOW INVERT

FOUL WATER MANHOLE SCHEDULE

MH	COVER LEVEL	INVERT LEVEL	DEPTH	SIZE & MATERIAL	COVER TYPE
F1	110.850m	110.100m	0.750m	450*450 BRK	A15
F2	110.530m	109.850m	0.680m	450*450 BRK	A15

NOTE:

- MANHOLE COVERS MAY NEED TO BE ADJUSTED TO SUIT FINAL EXTERNAL LEVELS
- RWP & SVPs TO ARCHITECTS POSITIONS

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS "19254-C02 to C03"

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS, 2015.

SIGNIFICANT ITEMS OF RESIDUAL RISK FOLLOWING DESIGN REVIEW NOTED THUS:

RISK & ADVICE IDENTIFIED WITHIN BOX

Rev	Date	Amendment	By
C	07.10.2020	Re-designed to suit new site layout	CJE
B	21.01.2020	Updated to LLFA comments	CJE
A	15.01.2020	Updated to latest site plan	CJE

oes CONSULTING

Dudley Court
31 The Inhedge
Dudley
West Midlands
DY1 1RR

Tel: 0121 285 1980
www.o-e-s.co.uk
e-mail: info@o-e-s.co.uk

The Institution of Structural Engineers

PRELIMINARY ISSUE

Client
Accord Group

Project
**Former Victoria Works
Car Park, Edward Street
Redditch**

Title
Proposed Drainage Plan

Date	Drawn	Checked	Approved
09.12.19	CJE	NG	S.S.B
Drawing Number	Scale	Size	Revision
19254-C01	1:250	A1	C