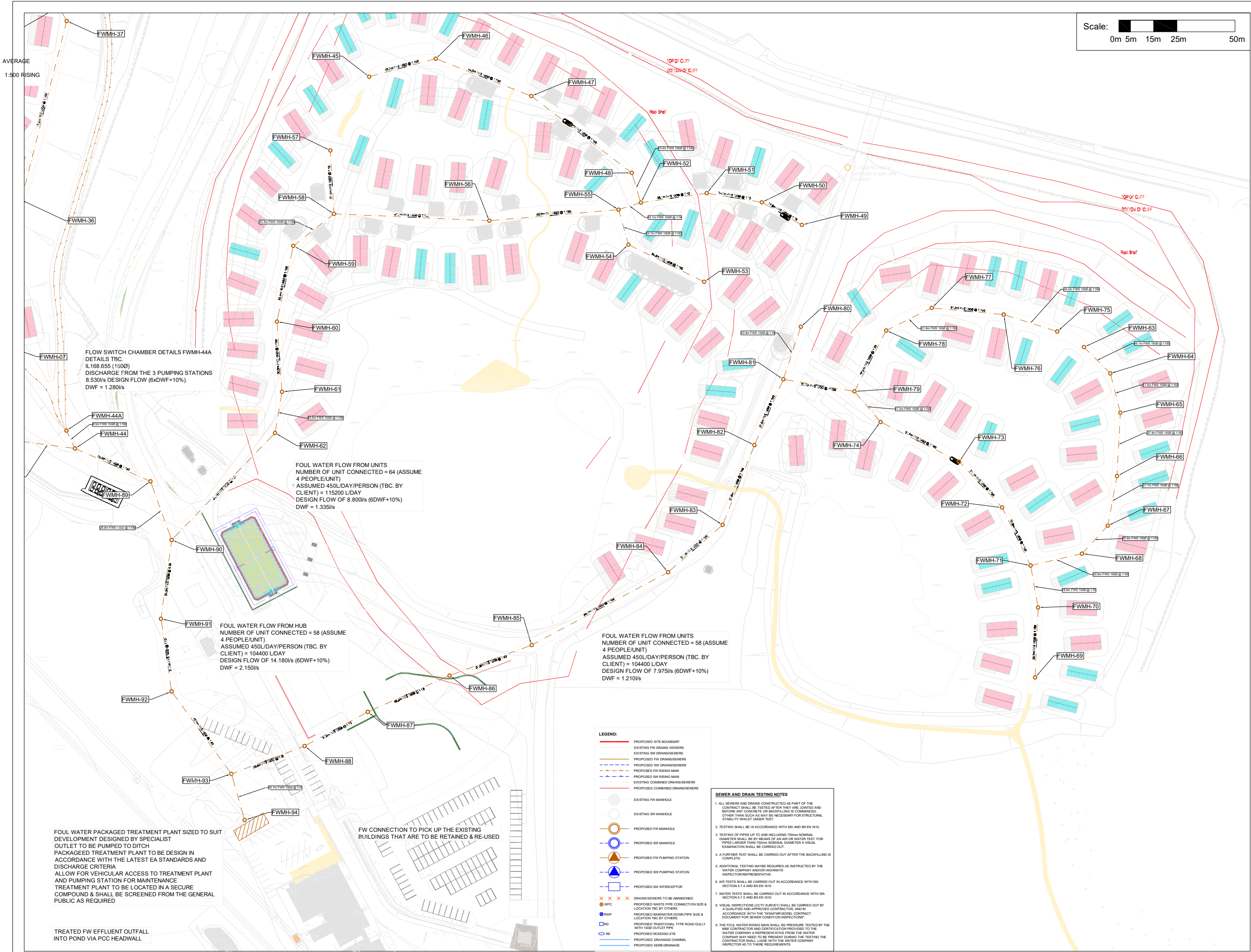




THIS DRAWING IS THE PROPERTY OF JPG LEEDS LIMITED
REGISTERED IN ENGLAND. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JPG LEEDS LIMITED.

PLANNING NOTES

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH JPC CONSULTANTS STANDARD SPECIFICATION & ALL RELEVANT BRITISH & EUROPEAN STANDARDS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, M & E CONSULTANTS AND JPC CONSULTANTS DRAWINGS.
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO COMMENCEMENT OF WORKS.

DRAINAGE NOTES

1. ALL BUILDING DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 752:2008 DRAINAGE SYSTEMS OUTSIDE BUILDINGS. THE CURRENT BUILDING REGULATIONS AND THE LOCAL AUTHORITY BUILDING CONTROL SPECIFICATIONS AND REQUIREMENTS.
2. ANY DRAINAGE TO BE PUT FORWARD FOR ADOPTION EITHER WITHIN THE SITE OR OUTSIDE SHALL BE CONNECTED TO SEWERS FOR ADOPTION LATEST EDITION AND ANY SPECIFIC REQUIREMENTS OF THE ADOPTING SEWERAGE/WATER AUTHORITY.
3. THE LOCATION, SIZE AND DEPTH OF ALL EXISTING DRAINAGE SEWERS AND SERVICES SHALL BE ESTABLISHED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES FROM THE INFORMATION INDICATED ON THESE DRAWINGS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. THE CONTRACTOR SHALL ALLOW FOR THE PROTECTION, TEMPORARY AND PERMANENT SUPPORT AND DIVERSION WORKS AS NECESSARY. TO ALL EXISTING SERVICES TO THE SATISFACTION OF THE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL ALLOW FOR DEALING WITH SURFACE WATER RUN OFF INTO EXISTING DRAINS AND FROM GROUNDWATER BY MEANS OF SUMPS, PUMPING AND DE WATERING AS NECESSARY. IN ORDER TO KEEP THE EXCAVATION AS REASONABLY DRY AS POSSIBLE DURING THE CONSTRUCTION OF THE WORKS.
6. ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
7. ALL EXISTING DRAINAGE LOCATIONS AND LEVELS ARE TO BE CONFIRMED BY THE CONTRACTOR AND THE ENGINEER NOTIFIED BEFORE ANY DRAIN RUNS ARE CONSTRUCTED.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD ANY EXISTING LIVE DRAINAGE BE FOUND WITHIN THE SITE BOUNDARY SERVING ADJACENT PROPERTIES.
9. ALL EXISTING DRAINAGE WITHIN THE SITE NOT REQUIRED FOR THE NEW DEVELOPMENT SHALL BE ABANDONED. DRAINS AND SEWERS LESS THAN 1.500m DEEP WHICH ARE IN OPEN GROUND SHOULD AS FAR AS IS PRACTICABLE BE FULLY REMOVED. ALL OTHER PIPES SHOULD BE SEALED AT BOTH ENDS AND AT ANY POINT OF CONNECTION. AND BE GROUT FULLED TO DRY. THAT THEY CANNOT GAIN ACCESS. LARGER PIPES 2250 OR ABOVE SHOULD BE GROUT FULLED TO PREVENT FUTURE DRAINAGE TO BUILDINGS OR SERVICES IN THE EVENT OF COLLAPSE.
10. ALL MANHOLE/CHAMBER COVER LEVELS ARE APPROPRIATE AND SHALL BE ADJUSTED ON SITE TO SUIT THE PROPOSED FINISHED LEVELS.
11. CONNECTIONS FROM WPC TO BE LAD AT 140 MINIMUM AND 115 MAXIMUM GRADIENTS WHERE CONSTRUCTED UNDER THE BUILDING.
12. ALL PIPE CONNECTION FROM DRAINAGE CHANNELS AND GULLIES SHALL BE 1500 PIPES WITH A MINIMUM GRADIENT OF 1:100 WITH CLASS 2 BEDDING UNDO ON THE DRAWING.
13. ALL PIPE CONNECTIONS FROM RIPS TO BE 1000 AT 1:100 MIN. WITH CLASS 2 BEDDING UNDO. EXTERNALS WHERE COVER IS LESS THAN 1.20m UNDO ON THE DRAWING. LOCATION OF WPC TO BE CONFIRMED BY THE ARCHITECT SHOWN INDICATIVELY ON THE DRAWING.
14. ALL SYNCHRONIC RWP SYSTEMS TO BE DESIGNED BY OTHERS. PIPES FROM DOWN PIPE TO FIRST MANHOLE TO BE DESIGNED BY SYNCHRONIC SYSTEM DESIGNER. THE FIRST MANHOLE TO HAVE AN OPEN GRATE COVER SANS GOSAN WATERWAY 2000 - 0400 OR SIMILAR APPROVED.
15. ALL PIPE CONNECTIONS FROM WPC TO FIRST CHAMBER SHALL BE 1000 AT 1:40 MIN. WITH CLASS 2 BEDDING UNDO. THE BUILD AND CLASS 2 UNDER EXTERNALS WHERE COVER IS LESS THAN 1.20m UNDO ON THE DRAWING. LOCATION OF WPC TO BE CONFIRMED BY THE ARCHITECT AND TENANT (NOTE ADDITIONAL CHAMBERS AND PIPE WORK MAY BE REQUIRED TO SUIT THE TENANT'S LAYOUT).
16. LOCATION SIZE AND SETTING OUT OF ALL RAINWATER AND WASTE PIPE CONNECTIONS REFER TO THE RELEVANT ARCHITECTS DRAWING FOR DESIGN PURPOSES THESE HAVE BEEN ASSURED.
17. SUITABLY SIZED PETROL INTERCEPTORS MUST COMPLY WITH THE REQUIREMENTS OUTLINE IN PP10. THESE INCLUDE 50L STORAGE CAPACITY AND HIGH LEVEL HYDROCARBON ALARM WIRED BACK TO A MANHOLE OFFICE.
18. THE CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS IN LINE WITH CURRENT LEGISLATION WHEN WORKING IN ADJACENT SPACES, DEEP EXCAVATIONS AND MACHINERY.
19. THE CONTRACTOR SHALL ALLOW FOR OBTAINING ALL APPROVALS FROM THE RELEVANT AUTHORITIES WHEN WORKING IN THE PUBLIC HIGHWAY AND ON THE SEWERAGE SYSTEM.
20. THE CONTRACTOR SHALL SUITABLY PROTECT PEDESTRIANS AND VEHICLES FROM WORKING AREAS.
21. ALL PIPES SHALL BE LAD WITH LEVEL SOFFITS AND ALL MANHOLE/INSPECTION CHAMBER INVERT LEVELS SHOWN ARE FOR THE OUT GOING PIPE UNLESS OTHERWISE INDICATED ON THE DRAWING. PIPE RUNS SHALL BE LAD TO THE INVERT LEVELS AS DETAILLED ON THE CONTRACT DRAWINGS. NOTE THAT ALL PIPE GRADIENTS INDICATED ON THE DRAWINGS ARE APPROXIMATE.
22. ALL RAINWATER PIPES AND INTERNAL FOUL DRAIN CONNECTION POINTS ARE TO BE SIZED & POSITIONED AS SHOWN ON THE ARCHITECTS DRAWINGS. THE CONTRACTOR SHALL SUITABLY ADAPTORS PROPOSED GROUND LEVELS OR FINISHED FLOOR LEVEL TO ALLOW CONNECTION OF THE ABOVE GROUND DRAINAGE SYSTEM (SEE DETAIL OF THE ABOVE GROUND DRAINAGE SYSTEM AND ADAPTORS ALL BY OTHERS).
23. UPON COMPLETION OF THE DRAINAGE WORKS THE CONTRACTOR SHALL CLEAN ALL DRAIN RUNS BY SETTING AND REMOVE ALL DEBRIS FROM SITE. NO DEBRIS SHALL BE PERMITTED TO ENTER THE PUBLIC SEWER AND WATERWORKS SYSTEM. ONCE THE DRAINAGE SYSTEM HAS BEEN FULLY CLEANED OUT A CCTV CAMERA CONDITION SURVEY SHALL BE UNDERTAKEN TO ALL CONSTRUCTED DRAINAGE AND SEWER PIPES WITH THE FOOTAGE ISSUED TO THE ENGINEER FOR REVIEW. THE BUILD INVERT AND COVER LEVELS SHALL BE RECORDED BY THE CONTRACTOR AND PASSED ON TO THE ENGINEER FOR REVIEW.

P01 DESIGN GENERALLY UPDATED & PUMPING STATION DETAILS ADDED	24.09.2019	JOM
REV DESCRIPTION	DATE	BY
Project		
MONEYSTONE LEISURE PARK		
Drawing Title		
PROPOSED DRAINAGE LAYOUT		
1 OF 2		
PLANNING		
Architect		
NBDA ARCHITECTS		
JPG		
www.jpg.group		
Leeds London Birmingham 0113 283 1155		
JPG Project Ref	Scale at A0	Date
5457	1:500	24.09.2019
5457 - JPG - XX - XX - DR - D - 1401	SO	P01