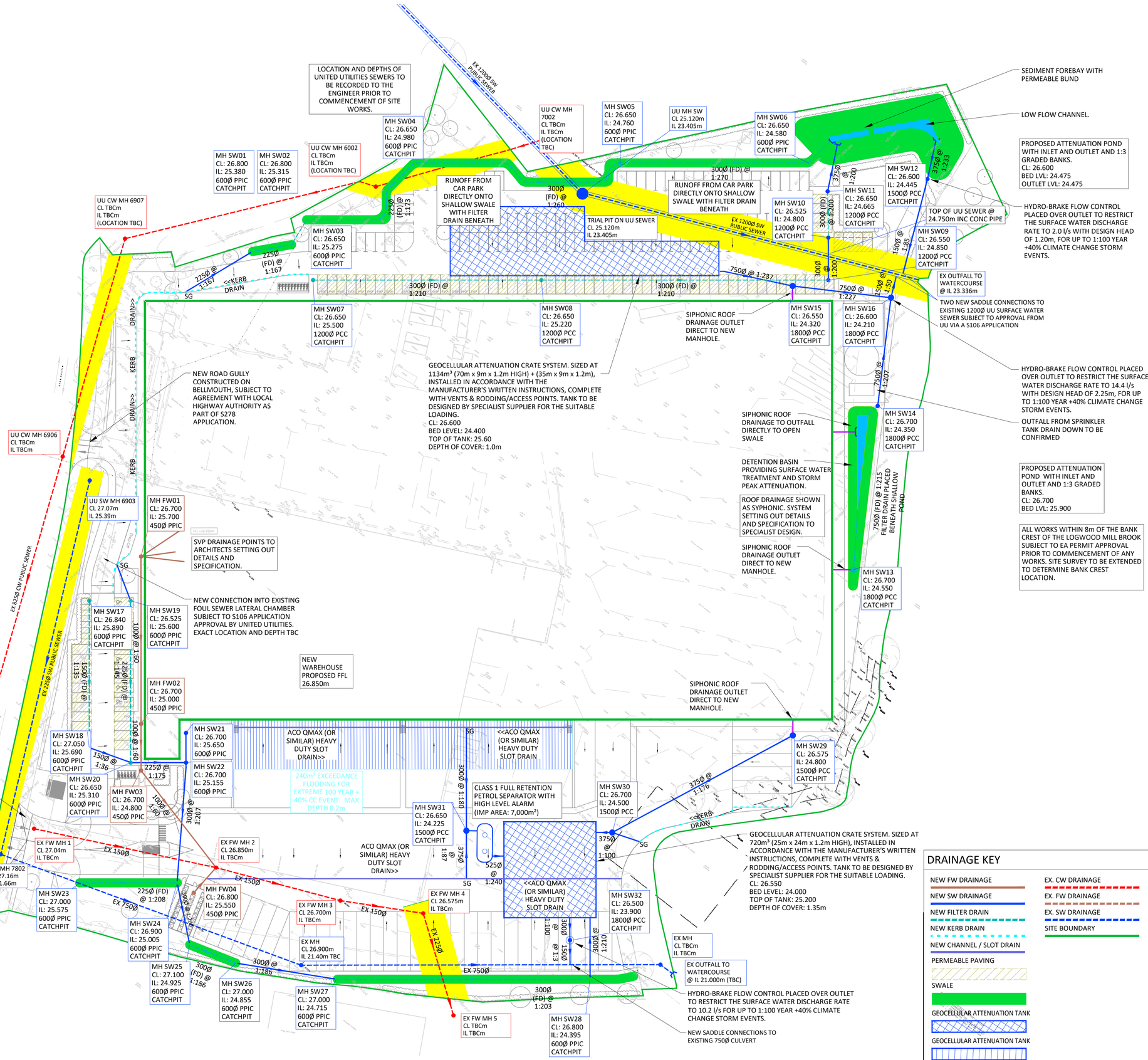


PROPOSED DRAINAGE PLAN
SCALE 1:500

DRAINAGE KEY

- NEW FW DRAINAGE
- NEW SW DRAINAGE
- NEW FILTER DRAIN
- NEW KERB DRAIN
- NEW CHANNEL / SLOT DRAIN
- PERMEABLE PAVING
- SWALE
- GEOCELLULAR ATTENUATION TANK
- GEOCELLULAR ATTENUATION TANK
- SEWER EASEMENT
- EX. CW DRAINAGE
- EX. FW DRAINAGE
- EX. SW DRAINAGE
- SITE BOUNDARY

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GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ASSOCIATED DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED PRIOR TO CONSTRUCTION. ANY CONSTRUCTION WORKS WHICH COMMENCE BEFORE THESE DRAWINGS ARE APPROVED ARE AT THE RISK OF THE BUILDING CONTRACTOR.
2. ALL DIMENSIONS ARE IN MILLIMETERS (mm). DO NOT SCALE FROM THIS DRAWING, WORK TO STATED DIMENSIONS ONLY. ALL SETTING OUT SHALL BE COORDINATED BY OTHERS AND ANY DISCREPANCIES REPORTED TO BRENNAN CONSULT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORKS COMPLY WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPROVED DOCUMENT REGULATION 7.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, ERECTION AND REMOVAL OF ALL TEMPORARY WORKS AND STABILITY MEASURES NECESSARY TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.
5. SHOULD THE CONTRACTOR CONSIDER THE INFORMATION SHOWN INSUFFICIENT TO SAFELY COMPLETE THE WORKS, THE ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING.

DRAINAGE NOTES

1. DRAINAGE SHOWN ON THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE BRENNAN CONSULT STRUCTURAL SPECIFICATION
2. ALL PRIVATE DRAINAGE WITHIN THE SITE IS TO COMPLY WITH THE REQUIREMENTS OF BS EN 752 AND BUILDING REGULATIONS APPROVED DOCUMENT H.
3. DETAILS OF EXISTING SEWERS SHALL BE CONFIRMED BY THE CONTRACTOR ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO BRENNAN CONSULT IMMEDIATELY. THE CONTRACTOR SHALL CHECK THE LEVEL OF ALL NEW OUT FALLS TO EXISTING SEWERS PRIOR TO ANY CONSTRUCTION TO ENSURE THE PROPOSED DESIGN CAN BE ACHIEVED.
4. THE CONTRACTOR SHALL ESTABLISH THE DEPTH, SIZE AND LOCATION OF ALL SERVICES TO BE CROSSED BEFORE DRAINAGE EXCAVATION COMMENCES. ANY POTENTIAL CLASHES SHALL BE REPORTED TO BRENNAN CONSULT IMMEDIATELY.
5. ALL PIPES, CONNECTIONS, GULLIES, ACCESS FITTINGS, INSPECTION CHAMBERS, AND MANHOLES ARE TO COMPLY WITH THE BUILDING REGULATIONS.
6. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, TAKING ACCOUNT OF THE DEPTH AND LOADING IN RELATION TO THE PIPE STRENGTH, AND MODIFIED IF NECESSARY WHERE BELOW WATER LEVEL. BEDDING PROPOSALS ARE TO BE ISSUED TO BRENNAN CONSULT FOR CONSIDERATION.
7. PIPES CONNECTED TO CHAMBERS ARE TO HAVE SOFFITS LEVEL U.N.O. PIPES OF 150mm DIAMETER OR SMALLER MAY BE LOWERED TO CENTRE LINES LEVEL.
8. ALL RWP CONNECTIONS SHALL BE 100mm DIAMETER U.N.O. LAID TO A GRADIENT NOT FLATTER THAN 1:40 AND DISCHARGED BY DIRECT CONNECTION INTO RODDABLE ACCESS GULLEYS WITH INTEGRAL TRAP, OR WITH RODDING ACCESS AT THE RWP BASE.
9. ALL SVP AND OTHER FOUL POP-UPS SHALL INCLUDE SLOW RADIUS BENDS BENEATH THE POP-UP.
10. ALL PIPES BENEATH A BUILDING FOOTPRINT SHALL BE LAID TO A GRADIENT NOT FLATTER THAN 1:40.
11. ALL BRICKWORK USED IN CONNECTION WITH DRAINAGE WORKS SHALL BE SOLID CLASS B ENGINEERING BRICK IN ACCORDANCE WITH BS EN 771-1.
12. ALL PRECAST CONCRETE PIPES, CHAMBER PRODUCTS AND ROAD GULLIES SHALL BE IN ACCORDANCE WITH BS 5911 AND SHALL BE KITE MARKED.
13. ALL INSITU AND PRECAST CONCRETE PRODUCTS SHALL COMPLY WITH CLASS DS1 REQUIREMENTS FOR SULPHATE EXPOSURE IN ACCORDANCE WITH BRE SPECIAL DIGEST 1: CONCRETE IN AGGRESSIVE GROUND, PART 1: TABLE 2.
14. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL CLEAN ALL DRAINAGE BY JETTING, REMOVING ALL CONSTRUCTION DEBRIS. NO DEBRIS SHALL BE PERMITTED TO ENTER EXISTING DRAINAGE SYSTEMS. A CCTV SURVEY AND REPORT SHALL BE PROVIDED TO DEMONSTRATE COMPLIANCE WITH THE DRAINAGE DESIGN INCLUDING CONNECTIVITY, COVER AND INVERT LEVELS AND PIPE SIZES.
15. ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED STRICTLY N ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

DESIGN RISK INFORMATION

A DESIGNER RISK ASSESSMENT (DRA) HAS BEEN PREPARED BY BRENNAN CONSULT LTD IN ACCORDANCE WITH THE REQUIREMENTS OF CDM 2015 AND THE BUILDING SAFETY ACT. RISKS HAVE BEEN ELIMINATED OR REDUCED WHERE REASONABLY PRACTICABLE. SIGNIFICANT RESIDUAL RISKS REQUIRING MANAGEMENT DURING CONSTRUCTION, OPERATION OR MAINTENANCE ARE IDENTIFIED BELOW AND ON THE DRAWINGS. CONTROL OF CONSTRUCTION RISKS, METHODS, SEQUENCING AND TEMPORARY WORKS REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.

MAJOR ACCIDENT HAZARDS	RISK REF
1. OVERLAND SURFACE WATER FLOODING FROM BEYOND NORTH BOUNDARY IN EXTREME EVENTS.	1.
DESIGN HAZARDS	
1. NONE IDENTIFIED	N/A
DESIGN INTERFACE HAZARDS	
1. SYPHONIC ROOF DRAINAGE COORDINATION REQUIRED	11.
CONSTRUCTION HAZARDS	
1. OVERLOADING OF ATTENUATION CRATES	17.
OPERATION AND MAINTENANCE HAZARDS	
1. OVERLOADING OF ATTENUATION CRATES	18.

REV	REVISION DESCRIPTION	BY	DATE	CHECKED
P02	STAGE 4	FB	19.08.26	LM
P01	STAGE 4	FB	04.06.26	LM

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PROPOSED INDUSTRIAL UNIT DRAINAGE PLAN

Status: STAGE 4

Project No.	Originator	Zone	Level	Type	Role	Drawing No.	Revision
3125	BCL	00	XX	DR	C	0100	P01

Scale	Size	Drawn	Date	Checked	Passed
1:500	A1	FB	APRIL 26	LM	CB