

DRAINAGE NOTES

- CONTRACTOR TO CONFIRM THE APPROVAL FOR THE TYPE OF PIPE AND BEDDING BEING USED WITH THE PERMITTING AUTHORITY PRIOR TO ANY CONSTRUCTION COMMENCING.
- ALL PRECAST CONCRETE UNITS ARE TO BE TO BS 5911 (CLASS 3 SULPHATE RESISTANT CEMENT).
- ALL PROPOSED MANHOLE COVERS AND FRAMES ARE TO BE DUCTILE IRON COMPLYING WITH BS EN 124.
- ANY TRAFFIC MANAGEMENT REQUIRED TO UNDERTAKE WORKS IN THE PUBLIC HIGHWAY MUST BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO THESE WORKS COMMENCING.
- ALL WORKS IN THE PUBLIC HIGHWAY MUST BE CARRIED OUT WITH THE PRIOR APPROVAL AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- THE CONTRACTOR IS TO LIAISE WITH THE WATER AUTHORITY ENGINEER, AFFORDING THEM REASONABLE NOTICE TO INSPECT THE WORKS DURING CONSTRUCTION.
- THE CONTRACTOR IS TO ALLOW FOR JET WASHING ALL LENGTHS OF EXISTING SEWERS WHICH ARE TO BE RETAINED.
- ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH BS EN 752.
- THE CONTRACTOR MUST CHECK THE LEVELS AND CONDITION OF ALL EXISTING MANHOLES AND DRAINAGE OUTFALLS PRIOR TO CONSTRUCTION OF ANY DRAINAGE, UNLESS OTHERWISE AGREED, TO ENSURE THE PROPOSED DESIGN MAY BE ACHIEVED. ANY DISCREPANCIES MUST BE REPORTED TO PINNACLE IMMEDIATELY.
- ALL MANHOLE COVER LEVELS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO SUIT THE ARCHITECT'S PROPOSED LEVELS.
- CONTRACTOR IS TO ALLOW FOR ALL ABANDONED DRAINAGE RUNS AND MANHOLES / SOAKWAYS TO BE FULLY GROUTED UP OR REMOVED AS NECESSARY.
- ALL OIL INTERCEPTORS TO BE FITTED WITH OIL LEVEL ALARMS AND TO TERMINATE IN CUSTOMER SERVICES OR STAFF RECEPTION (TO BE AGREED WITH ARCHITECT / CLIENT). ALL INTERCEPTORS TO BE VENTED. LOCATION OF VENT PIPES TO BE AGREED BY THE DESIGN TEAM. CONTRACTOR TO ALLOW FOR POWER SUPPLY AND DUCTING AS NECESSARY.
- ALL BURIED MANHOLES TO BE REINSTATED AND INVERT LEVELS SUPPLIED TO PINNACLE. MANHOLE COVERS ARE TO BE BROUGHT UP TO THE REQUIRED LEVELS.
- ALL DRAINAGE CHANNEL AND GULLY GRATINGS TO BE CAST IRON 'HEELGUARD' AND TO D400 LOADING.
- ALL MANHOLE COVERS, DRAINAGE CHANNELS, AND GULLIES TO BE SET 5mm LOWER THAN THE PROPOSED FINISHED LEVELS.
- ALL SURFACE WATER AND RAIN WATER PIPEWORK TO BE 150mm, LAID TO A MINIMUM FALL OF 1 IN 100. U.N.O. ALL FOUL WATER PIPEWORK TO BE 100mm, LAID TO A MINIMUM FALL OF 1 IN 40 U.N.O.

DESIGN NOTE

EXISTING SURFACE WATER SEWERS TO BE REMOVED AND REPLACED WITH Ø300 SURFACE WATER SEWERS. EXISTING MANHOLES SIZES TO BE CONFIRMED ON-SITE AND UPSIZED IF NECESSARY.

DESIGN NOTE

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DESIGN NOTE

LOCATION OF BENTONITE WALL TO BE CONFIRMED ON-SITE. SEWER NETWORK TO BE COORDINATED WITH THE WALL. RESPECTIVELY, FOR THE DETAILS OF THE PROPOSED PIPES THROUGH THE WALL, REFER TO DRAWING 0205.

DESIGN NOTE

EXISTING Ø150 SURFACE WATER SEWER TO BE REMOVED AND REPLACED WITH Ø225 SURFACE WATER SEWER. EXISTING MANHOLES SIZES TO BE CONFIRMED ON-SITE AND UPSIZED IF NECESSARY.

GENERAL NOTES

- DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.
- FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION.
- ANY DISCREPANCIES ARE TO BE REPORTED TO PINNACLE CONSULTING ENGINEERS IMMEDIATELY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SUB-CONTRACTORS DRAWINGS AND DETAILS.
- EXISTING UTILITY INFORMATION BY E.L.S LAND CONSULTANTS LTD., DRAWING FO2 UTILITY SURVEY, DATED JUNE 2020.
- EXISTING TOPOGRAPHICAL INFORMATION BY E.L.S LAND CONSULTANTS LTD., DRAWING FO2 SITE SURVEY REV A, DATED JUNE 2020.
- UTILITY DRAINAGE EASEMENT IS TAKEN FROM SCOTT BROWNRIFF'S 'PROPOSED SITE CONSTRAINTS', LON01-SBR-ZZ-00-DR-A-00004, REV '01', DATED 27/07/2020.

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.

LEGEND

- SITE BOUNDARY
- PROPOSED PRIVATE SURFACE WATER SEWER
- PROPOSED PRIVATE FOUL WATER SEWER
- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL WATER SEWER
- EXISTING COMBINED SEWER
- PROPOSED DRAINAGE CHANNEL
- EXISTING DRAINAGE CHANNEL
- PROPOSED ACCESS BOX
- PROPOSED OUTLET BOX
- PROPOSED PERFORATED PIPE
- PROPOSED RAINWATER DOWNPIPE
- PROPOSED FOUL WATER CONNECTIONS FROM ABOVE GROUND
- UTILITY DRAINAGE EASEMENT
- EXISTING DRAINAGE RUN TO BE ABANDONED OR REMOVED
- PROPOSED DISPOSAL VALVE
- PROPOSED HB255 ACO KERBRAIN
- PROPOSED ACO KERBRAIN HALF BATTERED GULLY UNIT (KHB40)
- PROPOSED GULLY

THE SITE PLAN IS BASED ON A SCOTT BROWNRIFF'S 'MODEC FENCING LAYOUT', DATED 10.11.2023

THE FOUL POP UP LOCATIONS ARE BASED ON A RED'S 'GROUND FLOOR BUILDERSWORK LAYOUT', LON01-RED-ZZ-00-DR-Z-00100, PO, DATED 16/10/2020

P07	STAGE 4 - DRAINAGE LAYOUT	16/11/2020	SC	SG
	REVISED			
P08	STAGE 3 - DRAINAGE LAYOUT	29/10/2020	IL	SG
	REVISED			
P05	STAGE 3 - DRAINAGE LAYOUT	16/10/2020	SC	SG
	REVISED			
P04	STAGE 3 - TENDER ISSUE	05/10/2020	IL	SG
P03	STAGE 2 - UPDATED SITE WIDE DRAINAGE	14/08/2020	SC	JJ
P02	STAGE 2 - UPDATED SITE WIDE DRAINAGE	24/07/2020	IL	JJ
P01	STAGE 2 - PRELIMINARY ISSUE	17/07/2020	IL	JJ
Revision	Description	Date	Drawn	Checked

SCOTT BROWNRIFF
RED
A member of TRACTUS

PINNACLE
CONSULTING ENGINEERS

Client's Name
Owner

pure
data centres

Job Title
LON01
STAPLES CORNER

Drawing Title
DRAINAGE PLAN

Scale
1:250 @A0

PCE Project No.
200415

Client Project No. Originator Volume Line Type Rds Number
LON01-PIN-XX-XX-DR-C-00200 P07

Sustainability Code Status Rev