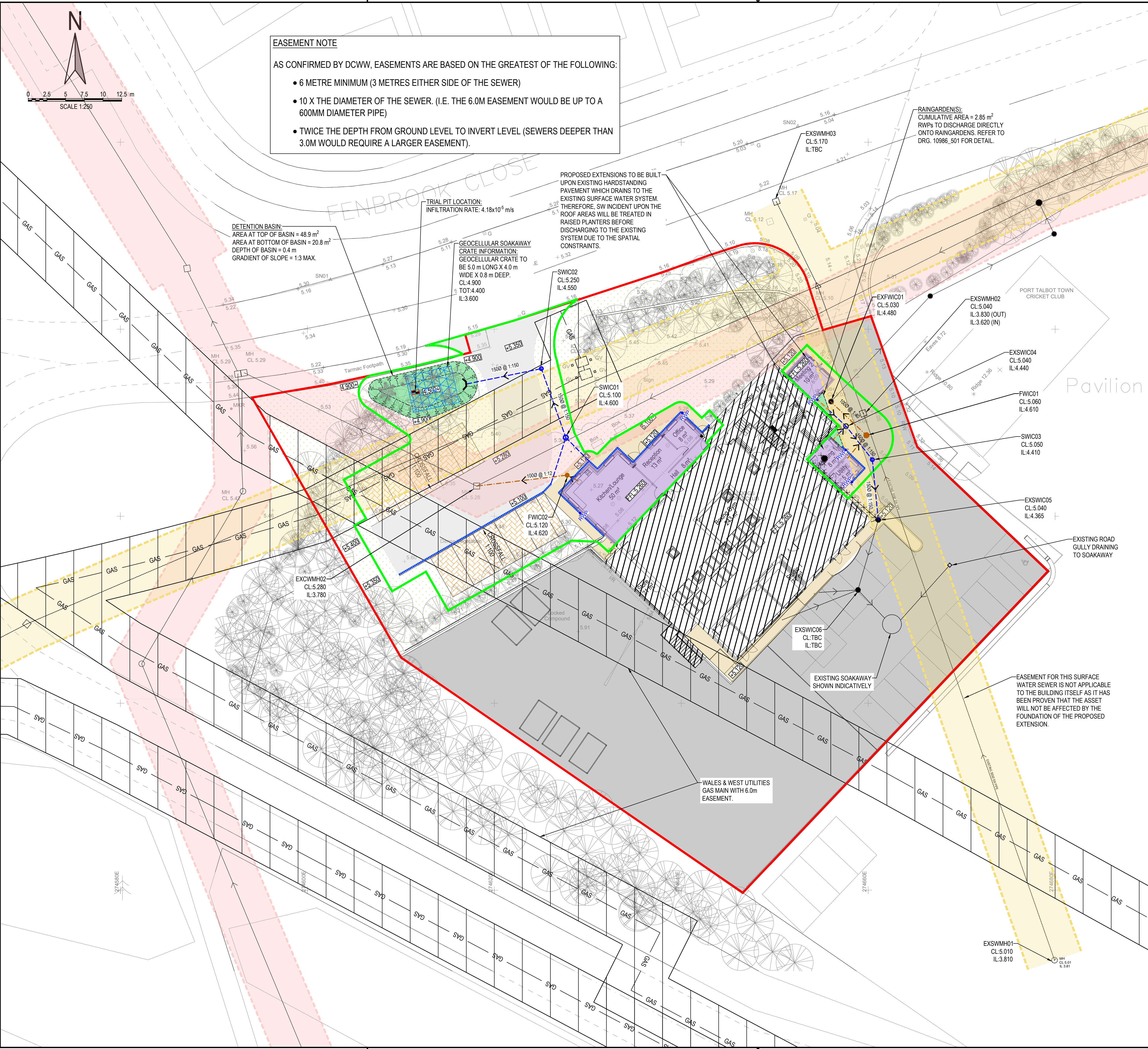




EASEMENT NOTE

AS CONFIRMED BY DCWW, EASEMENTS ARE BASED ON THE GREATEST OF THE FOLLOWING:

- 6 METRE MINIMUM (3 METRES EITHER SIDE OF THE SEWER)
- 10 X THE DIAMETER OF THE SEWER. (I.E. THE 6.0M EASEMENT WOULD BE UP TO A 600MM DIAMETER PIPE)
- TWICE THE DEPTH FROM GROUND LEVEL TO INVERT LEVEL (SEWERS DEEPER THAN 3.0M WOULD REQUIRE A LARGER EASEMENT).

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE SHOWN IN METRES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THE DRAWING. USE FIGURED DIMENSIONS ONLY.
4. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
6. EXISTING SERVICES HAVE NOT BEEN SHOWN BUT ARE PRESENT - THE CONTRACTOR IS TO LIAISE WITH ALL STATUTORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

ADDITIONAL NOTES:

1. MH COVERS AND FRAMES TO CONFORM TO BS EN 124: -HIGHWAYS AND FOOTWAYS TO FRONT OF BUILDINGS (D400) -FOOTWAYS TO REAR OF BUILDINGS (C250)
2. TYPE S BEDDING AND SURROUND TO ALL PIPES EXCEPT IN THE FOLLOWING CIRCUMSTANCES, IN WHICH TYPE Z BEDDING AND SURROUND ARE TO BE USED:
 - DOMESTIC GARDENS AND PATHWAYS WITHOUT ANY POSSIBILITY OF VEHICULAR ACCESS, 0.35m;
 - DOMESTIC DRIVEWAYS, PARKING AREAS AND YARDS WITH HEIGHT RESTRICTIONS TO PREVENT ENTRY BY VEHICLES WITH A GROSS VEHICLE WEIGHT IN EXCESS OF 7.5 TONNES, 0.5m;
 - DOMESTIC DRIVEWAYS, PARKING AREAS AND NARROW STREETS WITHOUT FOOTWAYS (E.G. MEWS DEVELOPMENT) WITH LIMITED ACCESS FOR VEHICLES WITH A GROSS VEHICLE WEIGHT IN EXCESS OF 7.5 TONNES, 0.9m;
 - AGRICULTURAL LAND AND PUBLIC OPEN SPACE, 0.9m;
 - HIGHWAYS AND PARKING AREAS WITH UNRESTRICTED ACCESS TO VEHICLES WITH A GROSS VEHICLE WEIGHT IN EXCESS OF 7.5 TONNES, 1.2m.
3. ALL EXISTING MANHOLE INVERTS TO BE CHECKED AND REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF DRAINAGE WORKS. EXISTING PIPE CONNECTIONS ARE TO BE CCTV SURVEYED AND INSPECTED BY THE ENGINEER AND LOCAL AUTHORITY. IF THE PIPE CONNECTION IS FOUND TO BE DAMAGED OR IN DISTRESS, THE CONTRACTOR IS TO CARRY OUT REMEDIAL WORKS OR PROVIDE A NEW CONNECTION TO THE EXISTING SEWER (PIPE SIZE AND GRADIENT TO BE DETERMINED BY THE ENGINEER).
4. THE GRADIENTS INDICATED AGAINST THE DRAIN RUNS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL INSTALL DRAINS TO THE INVERT LEVELS SHOWN FOR EACH MANHOLE OR OTHER INDICATED POSITION.
5. ALL PLOT FOUL DRAINAGE TO BE MINIMUM 100mm DIAMETER UNLESS OTHERWISE NOTED.
6. ALL ADAPTABLE THERMOPLASTIC STRUCTURED WALL SEWER PIPE SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 13476-1 AND VIS 4-35-01 AND BS EN 13476-2 OR BS EN 13476-3. PIPES SHALL BE BSI KITEMARKED OR HAVE EQUIVALENT THIRD PARTY CERTIFICATION. PIPES LESS THAN OR EQUAL TO 500mm DIA. SHALL HAVE A SHORT-TERM RING STIFFNESS OF NOT LESS THAN 8kN/m² (SN8).
7. ALL JOINTING IN ACCORDANCE WITH MANUFACTURERS TECHNICAL ADVICE & SPECIFICATION.
8. ALL NON ADAPTABLE DRAINAGE TO BE THE STANDARD UPVC 110mm, 160mm DRAINAGE AND MANUFACTURED TO BS-EN 1401 AND BS 4660 UNLESS NOTED OTHERWISE.
9. ALL PERMEABLE PAVING CELLS TO HOUSE LATERAL FIN DRAIN ALONG LOWER EDGE WITH 1500 CONNECTION PIPE.
10. ALL STORM WATER DRAINAGE TO BE A MINIMUM OF 150mm DIAMETER UNLESS OTHERWISE NOTED.
11. SOIL & VENT PIPE LOCATION AND NUMBER TO BE CONFIRMED WITH ARCHITECT.
12. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS, TOGETHER WITH THEIR LATEST SPECIFICATIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER (VALE CONSULTANCY) AS SOON AS POSSIBLE.
13. FIGURED DIMENSIONS ONLY TO BE USED. ANY QUERIES OR DISCREPANCIES TO BE REFERRED TO THE ENGINEER (VALE CONSULTANCY) IMMEDIATELY.
14. PRIOR TO ORDERING ANY MATERIALS THE CONTRACTOR IS TO CONFIRM MANUFACTURER/PIPE MATERIAL AND GRADE PROPOSED WITH WATER AUTHORITY.
15. TEMPORARY WORKS DESIGN BY OTHERS.
16. DESIGN RISK ASSESSMENTS AND METHOD STATEMENTS ARE TO BE PROVIDED TO THE PRINCIPLE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS.

LEGEND

- PROPOSED HARDSTANDING
- PROPOSED EXTENSIONS
- GRASS / SOFT LANDSCAPING
- PAVING TO ARCHITECTS REQUIREMENTS
- EXISTING TARMAC
- EXISTING BUILDING
- TRADITIONAL BLOCK PAVING
- BIORETENTION RAINGARDEN
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE
- EXISTING COMBINED DRAINAGE
- EXISTING SURFACE WATER DRAINAGE
- EXISTING FOUL WATER DRAINAGE
- PROPOSED RAINWATER PIPE
- ACO CHANNEL DRAIN
- PERFORATED PIPE
- PROPOSED HEADWALL
- GEO-CELLULAR TANK 1 IN 100 YEAR EVENT WITH ACCESS POINTS
- PROPOSED SPOT LEVEL
- EXISTING SPOT LEVEL
- DCWW SW EASEMENT BOUNDARY
- DCWW CW EASEMENT BOUNDARY
- SAB BOUNDARY
- SITE BOUNDARY

FOR CONSTRUCTION DETAILS PLEASE SEE DRG. 10986_501.

PLANTING SCHEDULE - BIORETENTION AREAS (RAISED PLANTERS)

PLANTS WITHIN BIORETENTION AREAS (RAINGARDENS) SHOULD BE PLANTED WITH THE FOLLOWING SPECIES AT A DENSITY OF 4NO PLANTS/M²:

- PURPLE LOOSESTRIPE (LYTHRUM SALICARIA)
- WATER MINT (MENTHA AQUATICA)
- HEMP AGRIMONY (EUPATORIUM CANNABINUM)
- RAGGED ROBIN (LYCHNIS FLOS-CUCULI)
- MARSH WOUNDWORT (STACHYS PALUSTRIS)
- SOFT RUSH (JUNCUS EFFUSUS)
- ROYAL FERN (OSMUNDA REGALIS)
- BUGLE (AJUGA REPTANS)
- CHIVES (ALLIUM SCHOENOPRASUM)
- CHOISYA DEWITTEANA WHITE DAZZLER
- CORNUS STOLONIFERA 'KELSEY'
- CORNUS SANGUINEA 'MIDWINTER FIRE'

PLANTING SCHEDULE - DETENTION BASIN

PLANTS WITHIN DETENTION BASINS AND SWALES SHOULD BE PLANTED WITH THE FOLLOWING BECAUSE OF THEIR RESILIENCE WITHIN THE INTENDED ENVIRONMENT AND WILL ALSO CONTRIBUTE TOWARDS LOCAL BIODIVERSITY

SHRUBS

- CORNUS ALBA 'SIBIRICA' DOGWOOD
- CORNUS STOLONIFERA 'FLAVIRAMEA'
- SALIX ELAEAGNOS

HERBACEOUS PLANTS - AT THE BASE OF THE SUDS FEATURES / THE DAMPER AREAS

- CAREX PENDULA SEDGE
- CAREX RIPARIA SEDGE
- FILIPENDULA ULMARIA MEADOWSWEET
- GEUM RIVALE WATER AVENS
- IRIS SIBIRICA
- JUNCUS EFFUSUS COMMON RUSH
- SILENE FLOS CUCULI RAGGED ROBIN
- LOBELIA CARDINALIS
- LYSIMACHIA PUNCTATA YELLOW LOOSESTRIPE
- LYTHRUM SALICARIA PURPLE LOOSESTRIPE
- MATTEUCCIA STRUTHIOPTERIS SHUTTLECOCK FERN

SHRUBS AROUND THE TOP EDGES OF THE FEATURES - THE DRY PARTS

- CARYOPTERIS CLAUDON 'HEAVENLY BLUE'
- LAVANDULA ANGLUSTIFOLIA 'HIDCOTE'
- PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE'
- SPIRAEA JAPONICA 'ANTHONY WATERER'
- VERBENA BONARIENSIS

03	NRC	FP	MJ	20.11.23	SITE LAYOUT CHANGED
02	NRC	FP	MJ	20.11.23	REVISED FOR ARCHITECTS COMMENTS
01	NRC	FP	MJ	02.12.22	ISSUED FOR SAB APPROVAL

rev.	drawn	checked	approved	date	description
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Client
BAGLAN BOXING CLUB

Project
**BAGLAN BOXING CLUB
FENBROOK CLOSE
PORT TALBOT, SA12 7PA**

Title
DRAINAGE PLAN



date	drawn	checked	approved
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29.11.22	NRC	FP	MJ
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scale	project no.
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1:250	10986
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status	drg. no.	rev.
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