

- NOTE:
- DO NOT SCALE, IF IN DOUBT ASK.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEERS DRAWINGS AND DETAILS, THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST DRAWINGS.
 - ANY DISCREPANCIES FOUND ON THIS OR ANY OTHER DRAWINGS ARE TO BE REPORTED TO AND RESOLVED BY ROSSI LONG CONSULTING BEFORE THE COMMENCEMENT OF ANY WORK RELEVANT TO THE DISCREPANCY.
 - THE PRINCIPAL CONTRACTOR IS TO PROVIDE FULLY DESIGNED PROPPING/SHORING TO FACILITATE THE WORKS. ALL PROPPING & BRACING IS TO BE ADEQUATELY FOUND TO ENSURE THE STABILITY/INTEGRITY OF THE EXISTING PROPOSED STRUCTURES. FOR EARTHWORKS IS MAINTAINED, UNLESS INDICATED ON THE DRAWINGS, THE TEMPORARY WORKS ARE NOT TO IMPOSE REACTIONS ON THE PERMANENT STRUCTURE WITHOUT PRIOR WRITTEN CONSENT FROM ROSSI LONG CONSULTING.
 - THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF ROSSI LONG CONSULTING'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. ROSSI LONG CONSULTING ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. ONLY WRITTEN DIMENSIONS SHALL BE USED.
 - THIS DRAWING IS BASED ON A TOPOGRAPHICAL SURVEY CARRIED OUT BY RANDALL SURVEYS (REF 16705) AND ARCHITECTURAL DRAWINGS BY PINHEIRA WAYARD DESIGN (REF 072).
 - DIMENSIONS ARE STATED IN MILLIMETRES UNLESS SHOWN OTHERWISE. CHANGES ARE STATED IN METRES LEVELS ARE IN METRES AND RELATED TO ORANGE DATUM.
 - DIMENSIONS AND CO-ORDINATES SHOULD NOT BE SCALED FROM THIS DRAWING, IF IN DOUBT PLEASE ASK.
 - THE CONTRACTOR IS TO VERIFY THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
 - EXISTING PUBLIC UTILITY SERVICES AND PRIVATE APPARATUS ARE NOT NECESSARILY ALL SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL USE WITH THE APPROPRIATE UTILITY PROVIDER TO DETERMINE PRECISELY WHERE ON SITE EXISTING SERVICES ARE LOCATED. SERVICES SHALL BE LOCATED AND MARKED OUT ON SITE PRIOR TO ANY EXCAVATION WORK BEING COMMENCED.
 - ALL EXISTING SERVICES, SEWERS AND DRAINS INDICATED ON THIS AND ANY OTHER RELATED DRAWINGS ARE SHOWN ONLY INDICATIVELY, AND SHALL HAVE THEIR POSITION AND LEVEL CONFIRMED ON SITE BY THE CONTRACTOR.
 - THE PROPOSED ACCESS ROADS ARE TO BE OFFERED FOR ADOPTION TO CAMBRIDGESHIRE COUNTY COUNCIL UNDER A SECTION 38 AGREEMENT, WHERE NOT RETAINED AS PRIVATE AND INDICATED AS SUCH.
 - ALL HIGHWAY WORKS SHALL BE CONSTRUCTED FULLY IN ACCORDANCE WITH CAMBRIDGESHIRE COUNTY COUNCIL'S SPECIFICATION, CONTAINED IN THEIR PUBLICATION "HOUSING ESTATE ROAD CONSTRUCTION SPECIFICATION APRIL 2018" (AMENDED AUGUST 2020) AND NATIONAL HIGHWAYS' SPECIFICATION FOR HIGHWAY WORKS. THE CONTRACTOR SHALL LAISE WITH CAMBRIDGESHIRE COUNTY COUNCIL'S HIGHWAYS DEVELOPMENT MANAGEMENT INSPECTOR WITH REGARD TO INSPECTIONS AT THE APPROPRIATE STAGES OF THE WORKS.
 - FOUL WATER FROM THE DEVELOPMENT SHALL BE DRAINED TO AN EXISTING FOUL WATER MANHOLE LOCATED AT THE SITE ENTRANCE ONTO OX MEADOW.
 - IT IS THE INTENTION THAT THE FOUL AND SURFACE WATER SEWERAGE WILL BE ADOPTED BY INDEPENDENT WATER NETWORKS LTD UNDER A SECTION 10A AGREEMENT. THEREFORE, THE SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DESIGN AND CONSTRUCTION GUIDANCE FOR FOUL AND SURFACE WATER SEWERS OFFERED FOR ADOPTION UNDER THE CODE FOR ADOPTION AGREEMENTS FOR WATER AND SEWERAGE COMPANIES OPERATING WHOLLY OR MAINLY IN ENGLAND, THE CODE APPROVED VERSION 2.0, 10 MARCH 2007 AND THE CONTRACTOR SHALL LAISE WITH INDEPENDENT WATER NETWORKS LTD WITH REGARD TO INSPECTIONS AT THE APPROPRIATE STAGES OF THE WORKS.
 - CONNECTIONS TO THE EXISTING SEWER SHALL BE SUBJECT TO A S106 AGREEMENT AND THE APPROVAL OF ANGLIAN WATER AND SHALL BE CARRIED OUT BY A CONTRACTOR APPROVED BY ANGLIAN WATER. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ANGLIAN WATER WITH REGARD TO SUBMITTING METHOD STATEMENTS, RISK ASSESSMENTS ETC FOR OBTAINING A 'PERMIT TO WORK' ON THE SEWER.
 - ALL CONNECTIONS TO ADOPTABLE SEWERS TO BE MADE IN VITRIFIED CLAY (FV) OR PVC-U (SW).

- ALL NON-ADOPTABLE DOMESTIC DRAINAGE SHALL BE SUBJECT TO INSPECTIONS BY THE LOCAL BUILDING CONTROL OFFICER. THE CONTRACTOR SHALL LAISE WITH THE BUILDING INSPECTOR WITH REGARD TO ARRANGING INSPECTIONS AT THE APPROPRIATE STAGES OF THE WORKS.
- PROTECTION TO DOMESTIC SEWERS: WHERE THE COVER TO PIPES UNDER TRAFFICKED AREAS IS LESS THAN 200mm THE PIPELINE SHALL BE PROTECTED WITH A MIN 150mm THICK CONCRETE SURROUND (BED TYPE 21).
- PROTECTION TO NON-ADOPTABLE SEWERS: WHERE THE COVER TO PIPES UNDER THE CARRIAGEWAY IS LESS THAN 1200mm THE PIPELINE SHALL BE PROTECTED WITH A 175mm THICK REINFORCED CONCRETE SLAB (BED TYPE 23).
- PROTECTION TO HIGHWAY SEWERS: WHERE THE COVER TO PIPES UNDER THE CARRIAGEWAY IS LESS THAN 1200mm THE PIPELINE SHALL BE PROTECTED BY A FULL CONCRETE BED AND SURROUND (BED TYPE 21).
- ALL PIPES ENTERING OR LEAVING MANHOLES SHALL BE LAID WITH THEIR SOFFITS LEVEL, UNLESS SHOWN OR AGREED OTHERWISE.
- GULLY CONNECTIONS TO BE 150mm DIA AT A GRADIENT NO FLATTER THAN 1 IN 150 UNLESS STATED OTHERWISE.
- ALL DOMESTIC DRAINAGE PIPE LINES (NOT SHOWN) SHALL BE 100mm DIA CLAYWARE OR PVC UNLESS STATED OTHERWISE. 100mm DIA STORM DRAINS SHALL BE LAID AT A GRADIENT NO FLATTER THAN 1 IN 100, AND FOUL WATER DRAINS TO A GRADIENT NO FLATTER THAN 1 IN 80.
- THE SURFACE COURSE ON THE ACCESS ROAD SHALL BE DEFERRED UNTIL BUILDING WORK FOR THE WHOLE DEVELOPMENT IS COMPLETE. MEASURES TO PROTECT ROADWORK SHALL BE AGREED WITH THE HIGHWAY INSPECTOR.
- ALL WORKS WITHIN THE EXISTING HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE NEW WORKS AND STREET WORKS ACT 1991 AND TO CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL. THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN AND REMOVE UPON COMPLETION ALL TEMPORARY SIGNING REQUIRED FOR WORKS CARRIED OUT WITHIN THE HIGHWAY. THE CONTRACTOR SHALL LAISE WITH THE STREET WORKS INSPECTOR OF CAMBRIDGESHIRE COUNTY COUNCIL WITH REGARD TO AGREEING APPROPRIATE METHODS OF TRAFFIC MANAGEMENT.
- THE REINSTATEMENT OF THE EXISTING HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH CAMBRIDGESHIRE COUNTY COUNCIL'S HOUSING ESTATE ROAD CONSTRUCTION SPECIFICATION APPENDIX 15 REINSTATEMENT SHALL BE PERMANENT (ON FIRST VISIT). TRENCH BACKFILL MATERIAL SHALL BE TYPE 1 GRANULAR SUB-BASE.
- THE CONTRACTOR SHALL SUBMIT TO THE STREET WORKS COORDINATOR AND UTILITY COMPANIES THE APPROPRIATE NOTICES UPON COMPLETION OF THE WORKS THE CONTRACTOR SHALL SUBMIT TO THE STREET WORKS COORDINATOR THE APPROPRIATE NOTICE.
- ALL PROPRIETARY MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- NO TREES, HEDGES OR SHRUBS SHALL BE TAKEN UP OR OTHERWISE DAMAGED UNLESS NOTED TO THE CONTRARY ON THE DRAWINGS, OR EXPRESS PERMISSION IS FIRST OBTAINED FROM THE EMPLOYER.
- FOR PRECISE POSITIONS AND DETAILS OF DOMESTIC PATHS, SHEDS, BIN STORES, WASHING LINES ETC PLEASE REFER TO THE ARCHITECTS DRAWINGS.
- FOR DETAILS OF LANDSCAPING AND PLANTING PLEASE REFER TO THE LANDSCAPING DRAWING PREPARED BY OTHERS.
- THE MAIN CONTRACTOR IS RESPONSIBLE FOR ACHIEVING AND MAINTAINING THE STABILITY OF EARTHWORKS AND ANY EXISTING STRUCTURES ON THE SITE AND ADJOINING SITES, TAKING ALL NECESSARY PRECAUTIONS TO SECURE THIS STABILITY. ADEQUATE SHORING IS TO BE INSERTED DURING THE WORKS TO ENSURE STABILITY AND SUCH SHORING IS TO BE ADEQUATELY FOUND AND BRACED.
- PRIOR TO COMMENCING ANY DRAINAGE WORKS THE CONTRACTOR SHALL CHECK AND CONFIRM BACK TO ROSSI LONG CONSULTING LTD THE EXISTING INVERT LEVEL OF ALL OUTFALLS AND/OR CONNECTIONS TO EXISTING SEWERS. ANY WORK CARRIED OUT WITHOUT DOING THIS IS ENTIRELY AT THE CONTRACTOR'S OWN RISK.
- ROSSI LONG CONSULTING 2022.

LEGEND

- CLIENT SITE OWNERSHIP BOUNDARY
- ADOPTED HIGHWAY
- PERMEABLE PAVING MAINTAINED BY PARISH COUNCIL
- PERMEABLE PAVING MAINTAINED BY HOMEOWNER OR MANAGEMENT COMPANY
- DETENTION BASIN MAINTAINED BY MANAGEMENT COMPANY
- INTERNAL DRAINAGE BOARD 9m WIDE MAINTENANCE ZONE

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION BOX
 NOTES: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RISK REGISTER PROVIDED FOR INCLUSION IN THE HEALTH AND SAFETY PLAN. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION RISKS

- WORKING IN HIGHWAY, EXISTING SERVICES, EXCAVATIONS

MAINTENANCE/CLEANING IN USE RISKS

- NO SIGNIFICANT RISKS.

DEMOLITION RISKS

- NO SIGNIFICANT RISKS.



PRELIMINARY DRAWING:
 THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

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Rossi Long Consulting
 16 Meridian Way, Norwich, Norfolk, NR7 0TA
 T: 01603 706 420 www.rossilong.co.uk

CLIENT
LINDUM GROUP LTD

PROJECT
**RESIDENTIAL DEVELOPMENT
 BELL ROAD, BOTTISHAM**

TITLE
SuDS MAINTENANCE PLAN

DRAWN	AUTHORISED	DATE	SCALE/ATAS
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SATISFACTORY			
S2 - INFORMATION			
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