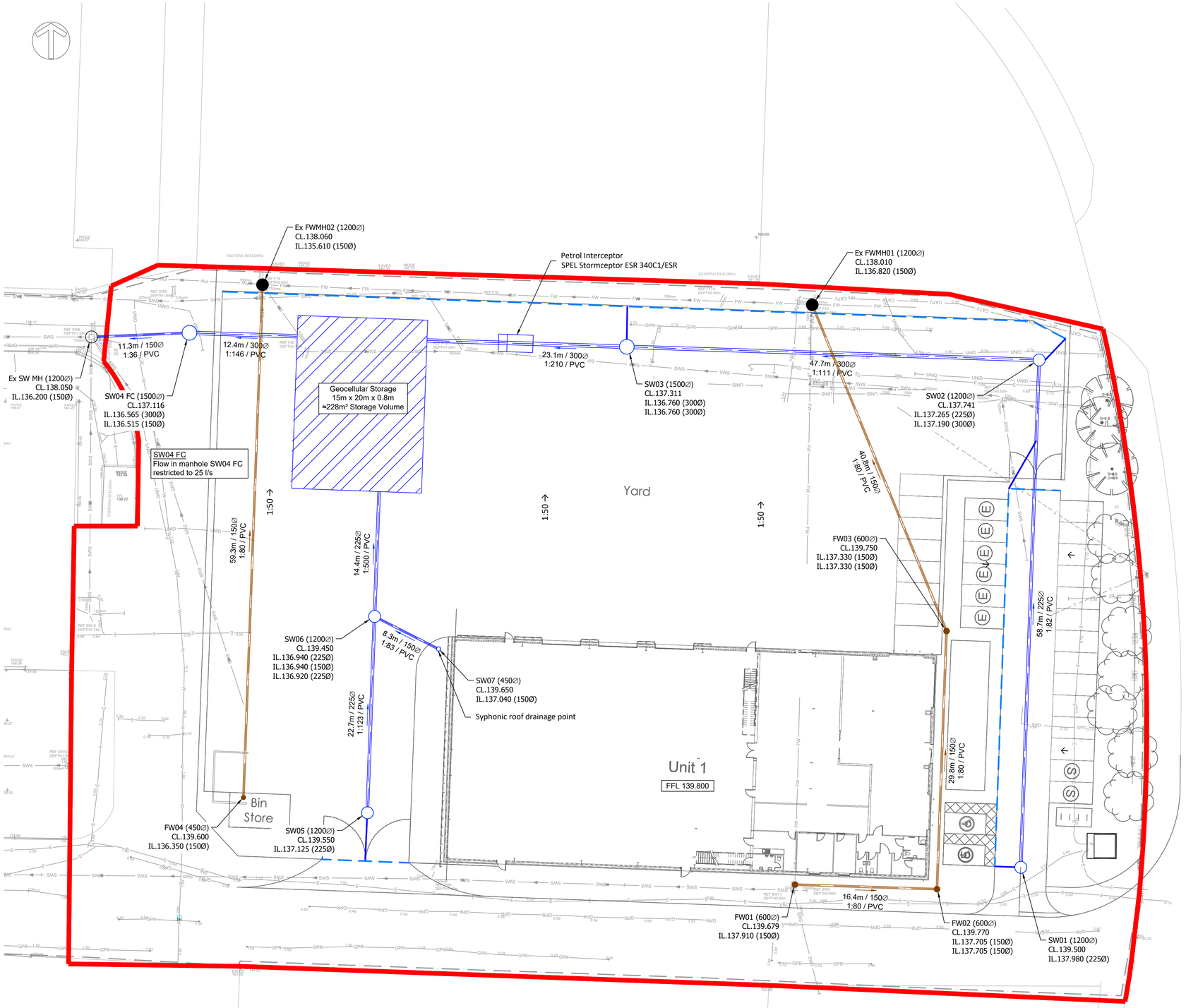

General Notes

Architectural Site Plan Provided by
AEW Architects

1. Do not scale from this drawing
2. All Dimension in mm unless notified otherwise
3. Refer to drawing 100.21092-ACE-XX-XX-DR-C-1050 & 1051 for Construction Details

Drainage Notes

1. Drainage drawings should be read in conjunction with Adept specification for drainage works and any other subsequent additions to this list. Adoptable drainage and works on public sewers will be governed by the requirements of the local water authority. Works affecting watercourses will be governed by the requirements of any or all of the Environment Agency, the local drainage board and the Lead Local Flood Authority.
2. All building drainage works shall be carried out in accordance with the current British/European standards BSEN752, the current building regulations and the local authority building control or NHBC specifications and requirements.
3. All materials and workmanship shall be in accordance with Adept drawings and specifications and generally in accordance with the latest version of the published document "Sewerage Sector Guidance".
4. Manhole cover levels may be subject to revision to suit proposed levels. Scheduled cover levels given on drainage drawings cannot be used to set the external works or floor levels.
5. All Junctions are to be done using a 'Y' junction to direct the flow in line with the main pipe.
6. Setting out information for manholes may be provided on the drawings, especially where chambers are remote from a building. Otherwise chambers are shown in relation to features set out on other drawings and can be adjusted in location to suit the given gradients. However it is critical that external manholes have cover levels lower than FFL to minimise flooding issues should drains surcharge or block.
7. Invert levels of all outfall points to be confirmed prior to commencing drainage works. Position size and depth of all existing drains and services shall be established prior to commencement on site and any discrepancies resolved by the design team ahead of construction.
8. The contractor shall provide protection, temporary and permanent support, and temporary and permanent diversion works, necessary to all existing services sufficient to enable construction of the drainage system indicated on the drawings.
9. Temporary water management discharges cannot enter the public sewer system without consent from the water authority. They cannot enter a watercourse without consent from either the LLFA or the EA. In both cases where consent is granted some treatment of the water may be required ahead of it entering either sewer or watercourse.
10. Land drainage should not be discharged to either foul or surface water drains that are connected into a proposed or existing public sewer system.
11. Location of RWPs are assumed at this stage and to be confirmed by the architect. The final locations may affect the storm water network.
12. Foul water not currently being shown or where it is expected to discharge to.

Surface Water drains connected to Private Drains

Private drains and sewers are maintained by their owners; generally the owner of the land they pass through. There is a general responsibility on downstream owners to maintain flows from upstream and for upstream owners not to increase or decrease flows. New connections require the owner's consent. A new, previously unanticipated connection will generally change how a private drain performs. The owner owner may accept and approve a connection that will detrimentally affect the performance of the system both upstream and downstream of of the new connection. The performance of a private drain is controlled by the design parameters considered at the time it was installed, its current use and the performance and capacity of the feature it discharges into (be it another private drain, a public sewer or a watercourse). Most sewer authorities will require a Section 106 agreement for a new indirect connection to their network when the private sewer being used connects to their public sewer.

Surface Water Discharge

Surface Water discharged from the proposed impermeable surface is to be restricted in line with the below assumptions with attenuation provided up to the 100 year storm plus an allowance of 40% for climate change. Storm water associated with the 30yr storm will be stored below ground in a sub-base / sub-base replacement system. Storm water in excess of the 30yr storm, up to the 100year storm plus climate change will be stored above ground on the service yard.

The site will be discharged to an existing Surface Water system on site. Location & Rate to be agreed with the Lead Local Flood Authority (LLFA).

Do Not Scale

DESIGN REVIEW

Design review by:	**	Checked by:	**

Residual hazards:

Health, Safety & Environmental Notes

NOTES

- Site Boundary
- Proposed Storm Water Network
- Proposed Channel Drain
- Proposed Foul Water Network
- 1:50 → Assumed Ground Falls

Date	Description	By	Chk	Rev
15.03.24	Site Layout Plan Updated	JBW	NB	P3
21.09.22	Site Layout Plan Updated	JBW	NB	P2
14.07.22	First Issue	JBW	WD	P1

ADEPT
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Project
Satellite Industrial Park
Wolverhampton

Title
Proposed Drainage Layout

Client
Mileway

Scale @ A1	Initial author	Initial checker	Approver	Initial Date
1:250	JBW	WD	NB	Jul '22

Status	Purpose	Adept Ref
S3	Preliminary	100.21092

Project Number	Originator	Volume	Level	Type	Role	Drg. No.	Rev.
100.21092	ACE	XX	XX	DR	C	1000	P3