

PRELIMINARY DRAWING

Legend

- Proposed site boundary (5.3 Ha)
- Public right of way

Project Title:

Queens Parade Development

Drawing Title:

Site Location Plan



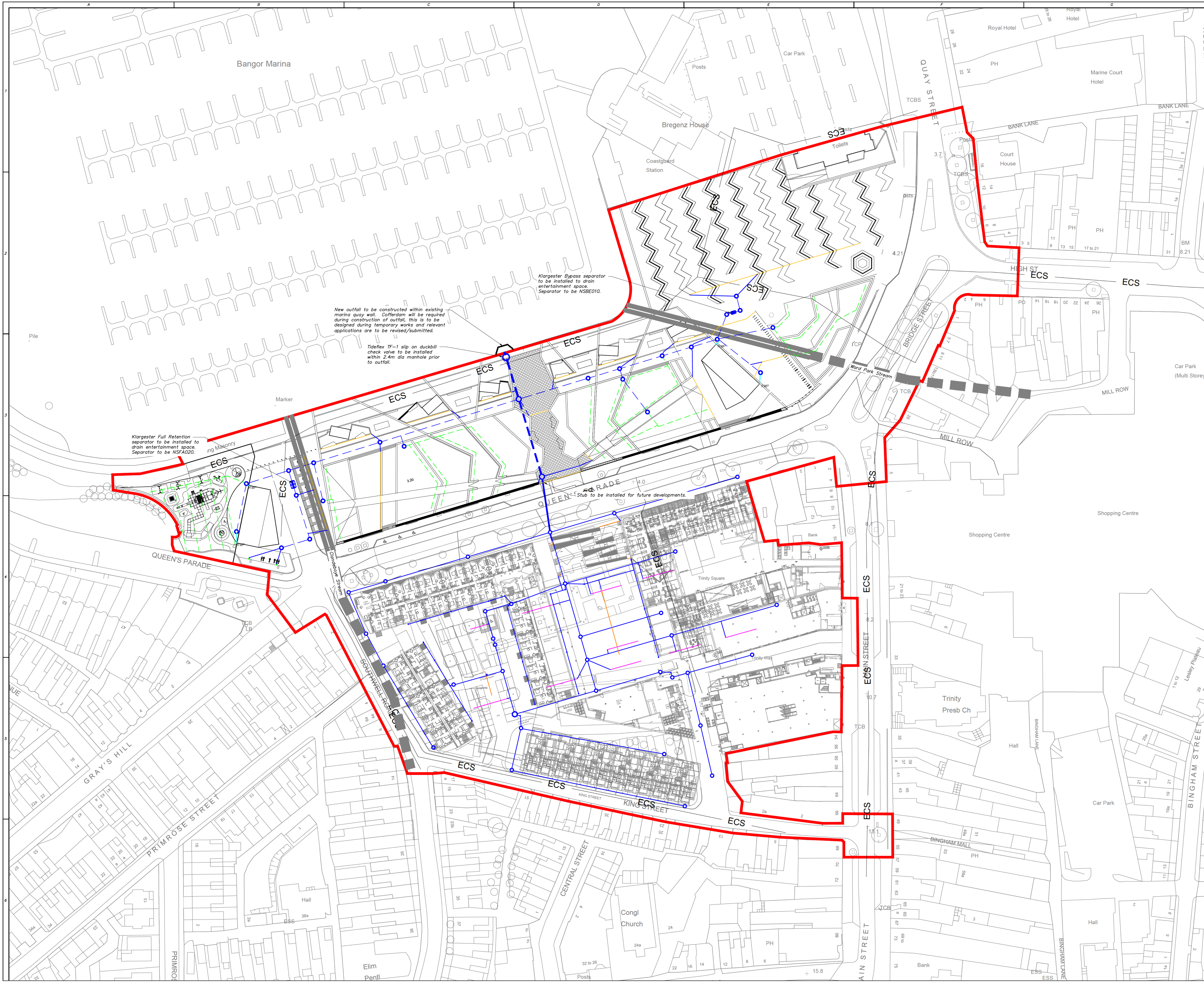
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Client/Architect: Farrans (Construction) LTD

Drawn by: ████████ Checked by: ████████ Approved by: ████████

Date: 27-06-19 Scales: 1:2500

Project Number:	Orig.	Zone.	Level.	Type.	Disc.	Number.	Revision:
192042	DC	00	ZZ	LP	C	01	A



New outfall to be constructed within existing marina quay wall. Cofferdam will be required during construction of outfall, this is to be designed during temporary works and relevant applications are to be revised/submitted.

Tideflex TF-1 slip on duckbill check valve to be installed within 2.4m dia manhole prior to outfall.

Klargester Bypass separator to be installed to drain entertainment space. Separator to be NSBE010.

Klargester Full Retention separator to be installed to drain entertainment space. Separator to be NSFA020.

Stub to be installed for future developments.

Notes

1. This drawing should be read in conjunction with all relevant Architectural and Engineering drawings.
2. Contractor to confirm the location and level of any existing obstructions/structures etc., uncovered during the works.
3. Contractor to confirm the location and level of any existing sewers prior to the commencement of any works. Any discrepancies are to be notified to the engineer immediately.
4. Contractor to confirm the location of all existing services, buried and overhead, prior to the commencement of the works.
5. All setting out shall be in accordance with available Architecture drawings. This drawing shall not be used for setting out purposes.
6. All works to comply with current British Standards, Codes of Practice, and Building Regulations. The Contractor shall verify all information on site and report any discrepancies immediately to the Engineer.
7. All drainage channels to be Gotic Castlot 225mm. Channels to be supplied with adequate outlet boxes and end caps.

Legend

- Existing Box Culvert
- ▬ Existing Twin Culvert
- Existing Combined Sewer
- Site Boundary
- Surface Drainage Manhole
- Surface Drainage Pipe
- Rainwater Pipe Connection
- RWP Rainwater Pipe
- Land Drain
- Gotic Slot Drainage Channel
- Drainage Channel
- Heavy Duty Road Gully

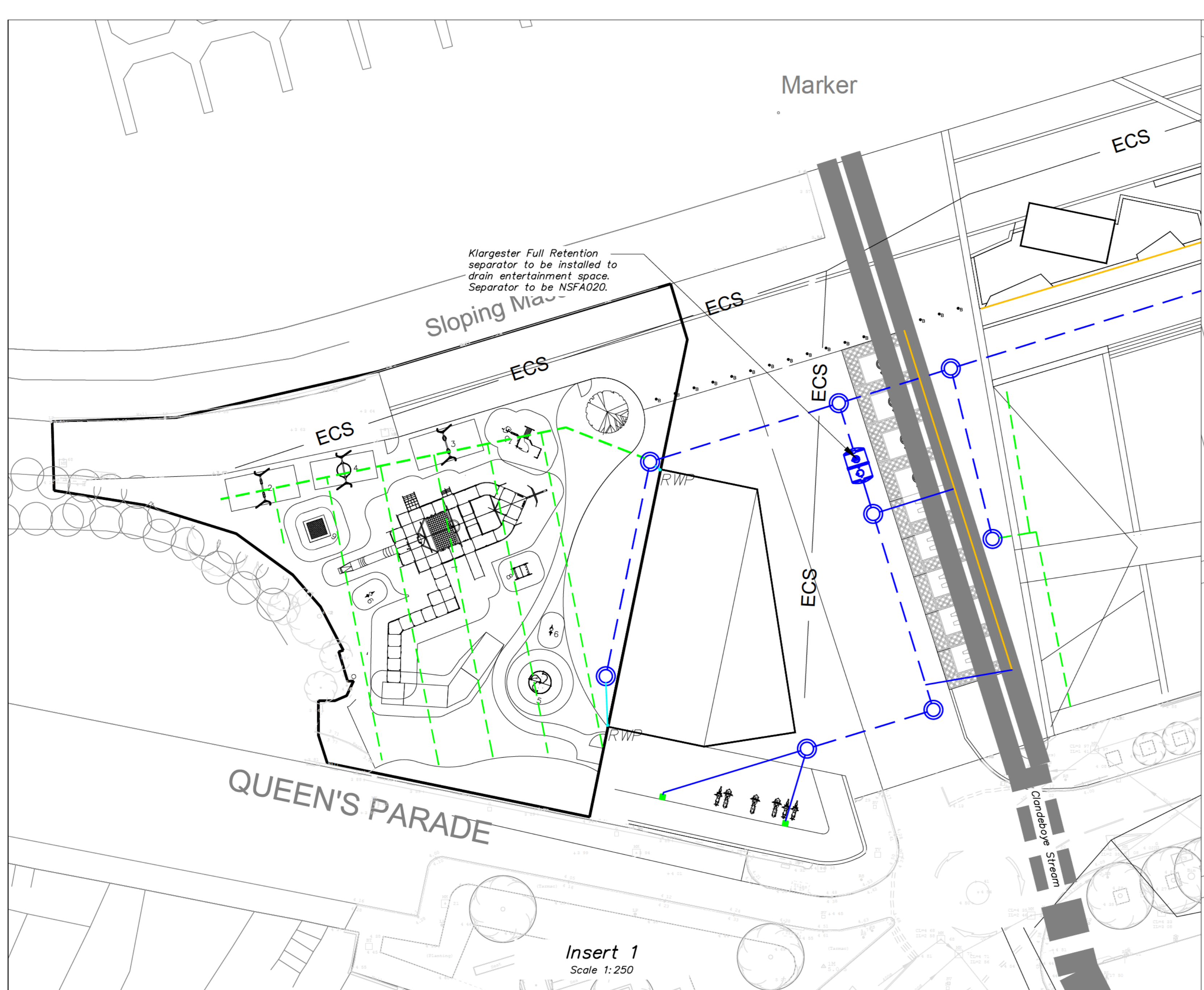
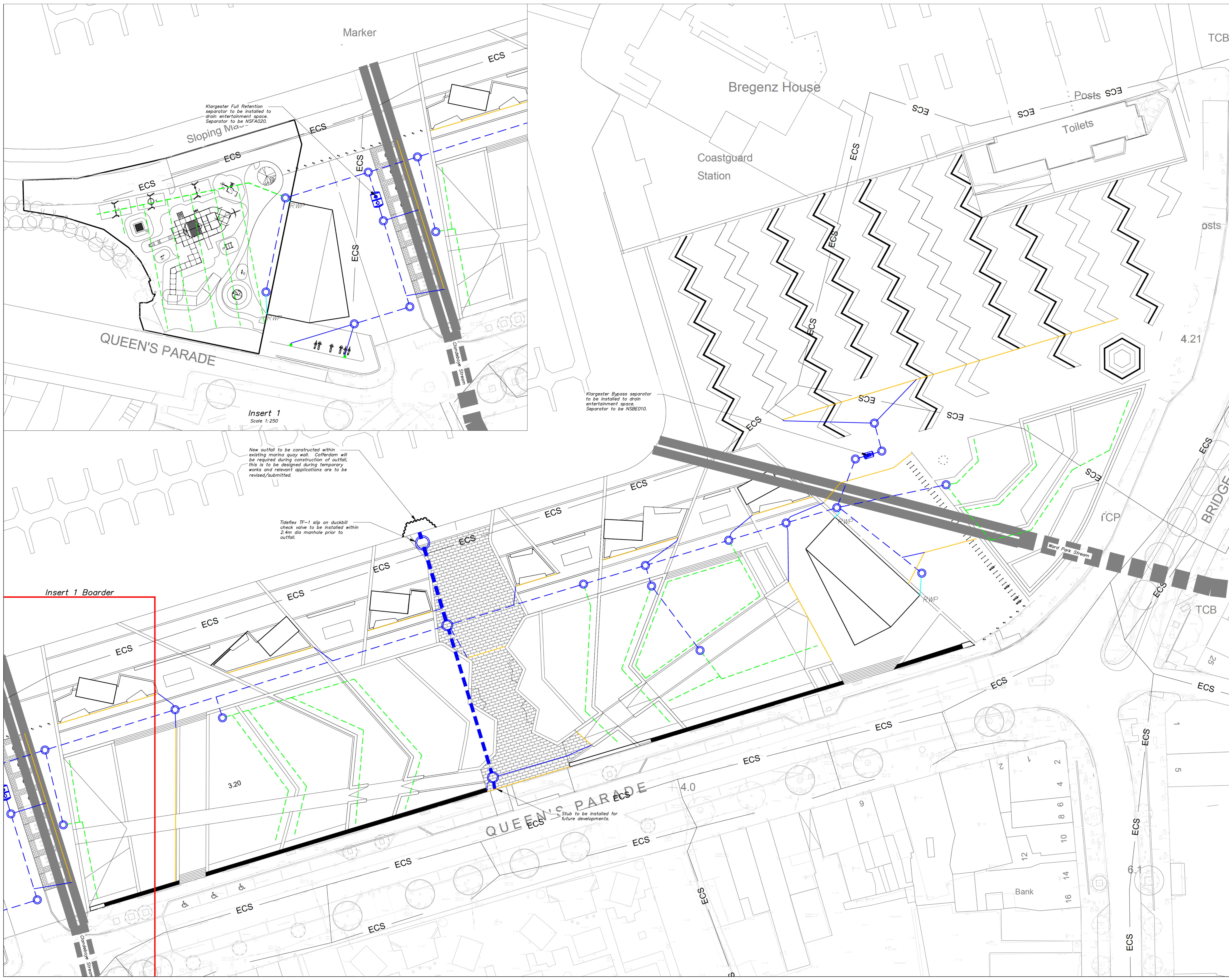
SKETCH DRAWING

Project Title:
Queens Parade Redevelopment

Drawing Title:
Drainage Strategy

Client: Bangor Marina Ltd.	Drawn by: [Signature]	Date: -
Project Number: 192042	Checked by: -	Scale: 1:500
Doran Project Number: 192042	Approved by: -	Sheet Size: A0
Drawing Number: 192042-DCL-XX-XX-GA-C-002	(Project-Orig-FB-SB-F-DB-C-NUMBER)	Revision: -
		STATUS: -

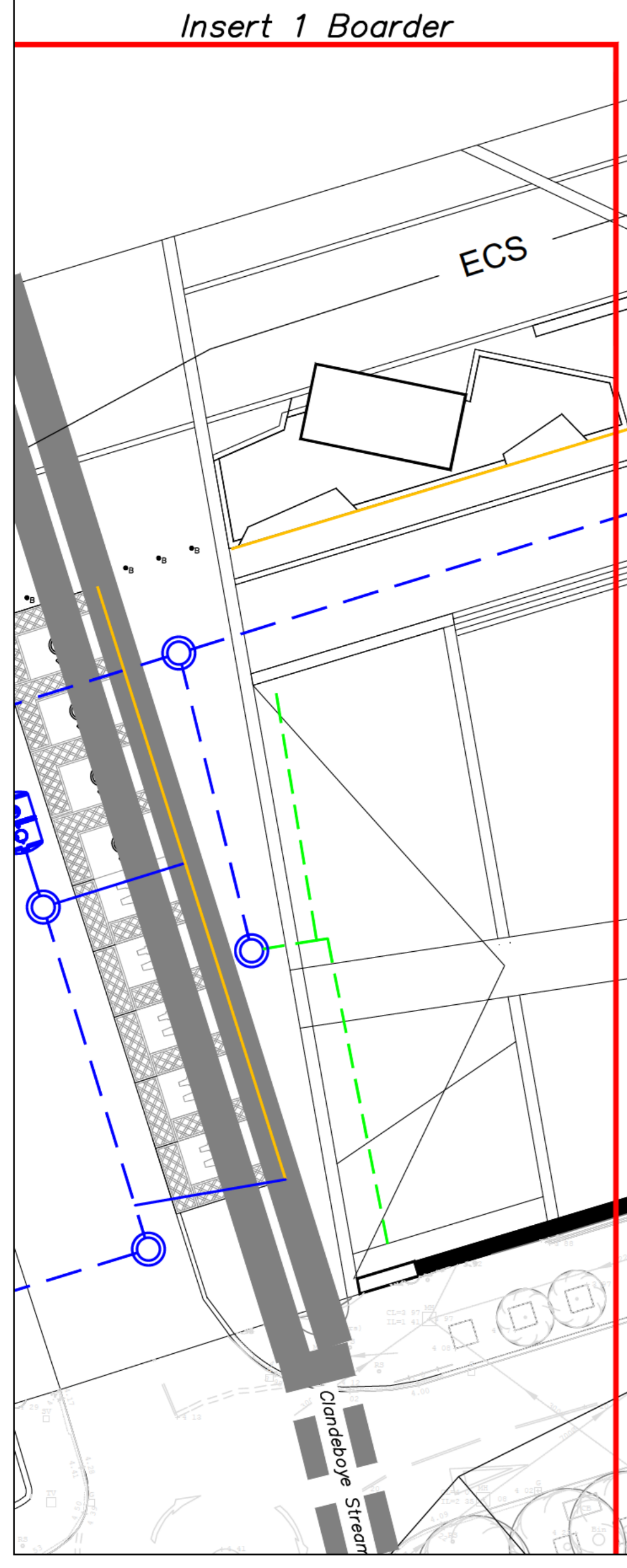
Rev	Date	By	Check	Details	Appr
-	-	-	-	-	-



Insert 1
Scale 1:250

New outfall to be constructed within existing marina quay wall. Cofferdam will be required during construction of outfall, this is to be designed during temporary works and relevant applications are to be revised/submitted.

Tideflex TF-1 slip on duckbill check valve to be installed within 2.4m dia manhole prior to outfall.



Insert 1 Boarder

Notes

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7. All drainage channels to be Gatic Castslot 225mm. Channels to be supplied with adequate outlet boxes and end caps.

Legend

- Existing Box Culvert
- Existing Twin Culvert
- Existing Combined Sewer
- Surface Drainage Manhole
- Surface Drainage Pipe
- Surface Drainage Connection Pipe
- Rainwater Pipe Connection
- RWP Rainwater Popup
- Land Drain
- Drainage Channel
- Heavy Duty Road Gully

SKETCH DRAWING

Project Title:
Queens Parade Redevelopment

Drawing Title:
Phase 1 Drainage Layout

Client: Banger Marine Ltd.	Drawn by: [Signature]	Date: -
Project Number: 192042	Checked by: -	Scales: 1:250
Doran Project Number: 192042	Approved by: -	Sheet Size: A0
Drawing Number: 192042-DCL-XX-XX-GA-C-201	Revision: -	Uniclass: -
		STATUS: -

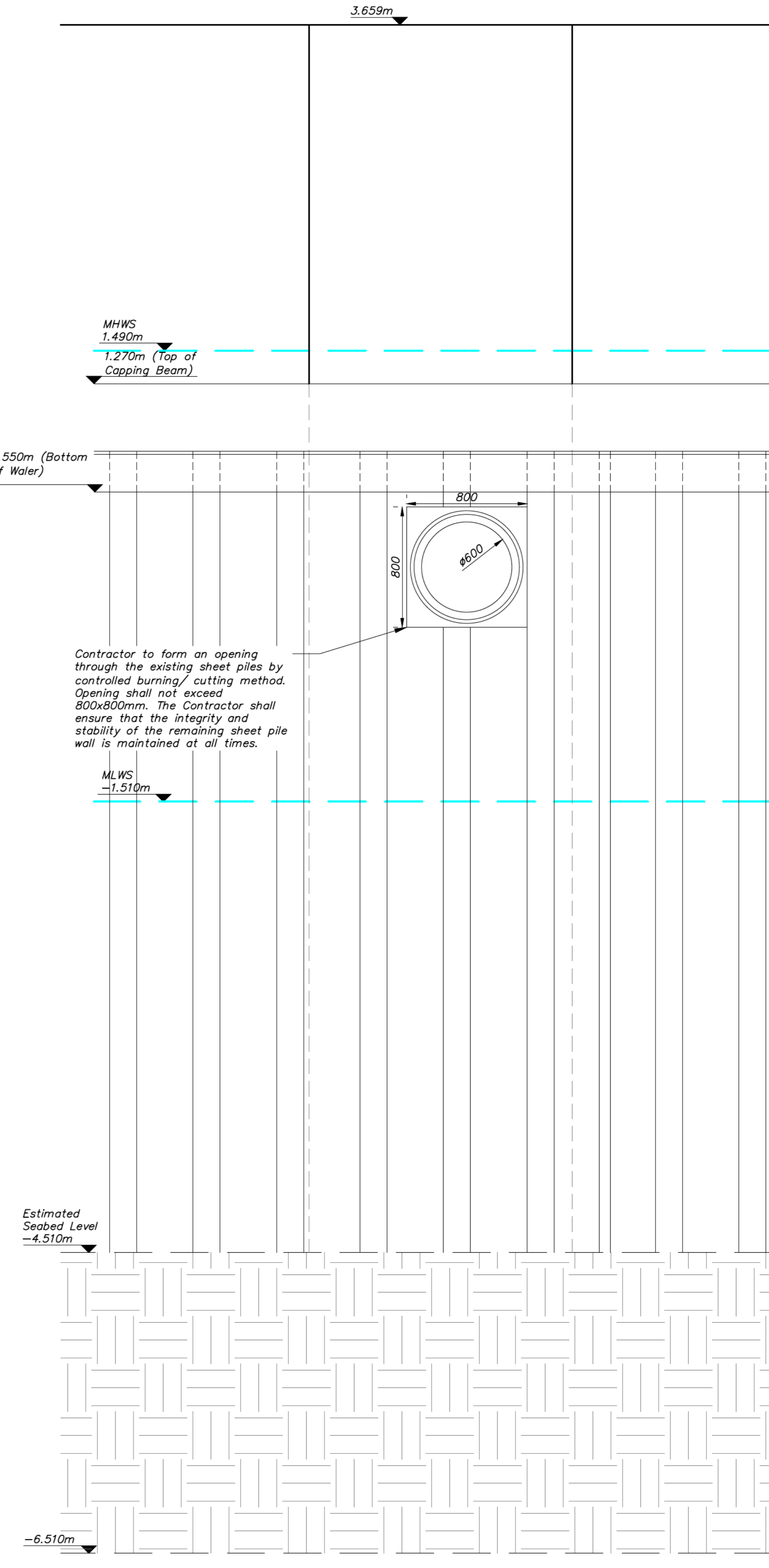
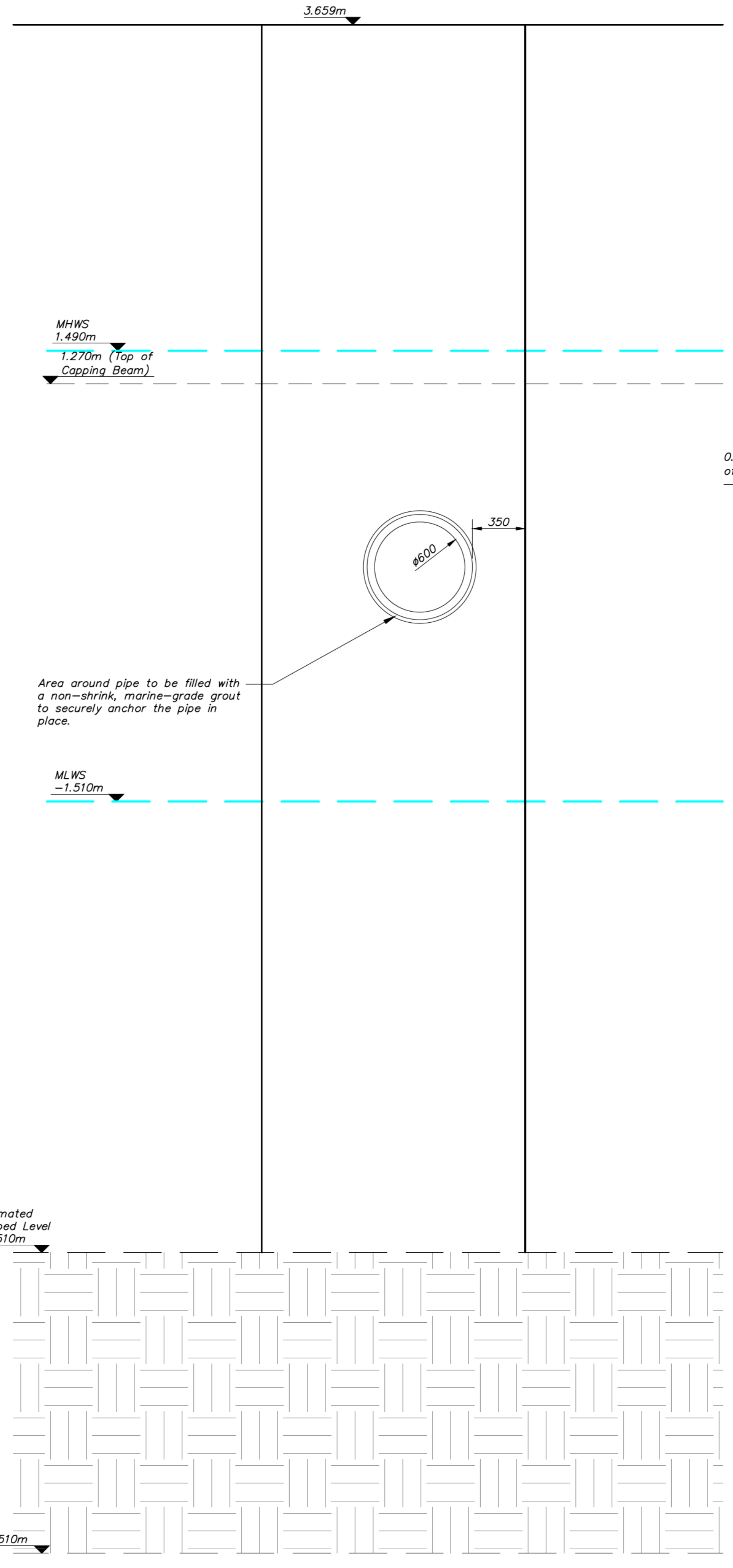
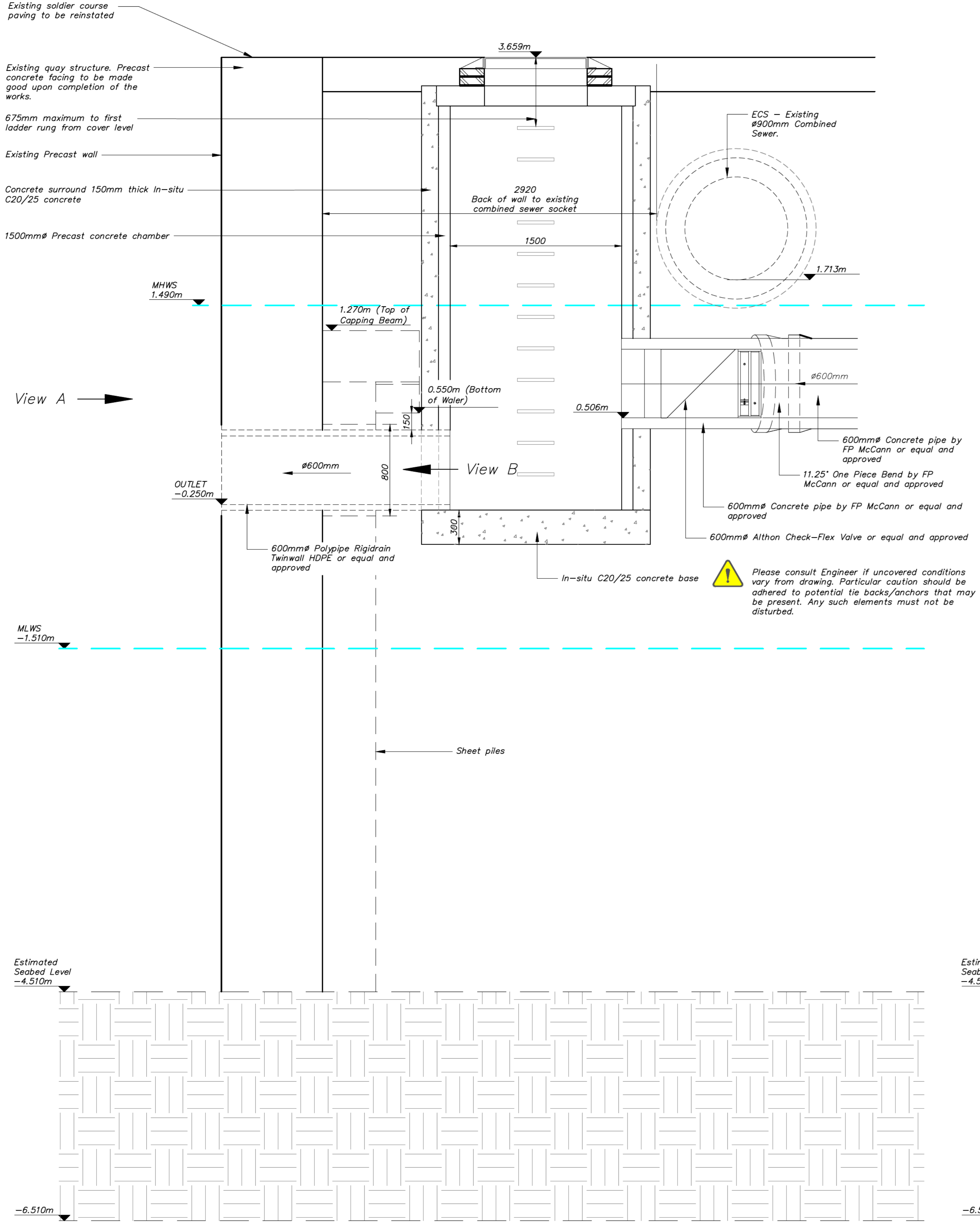
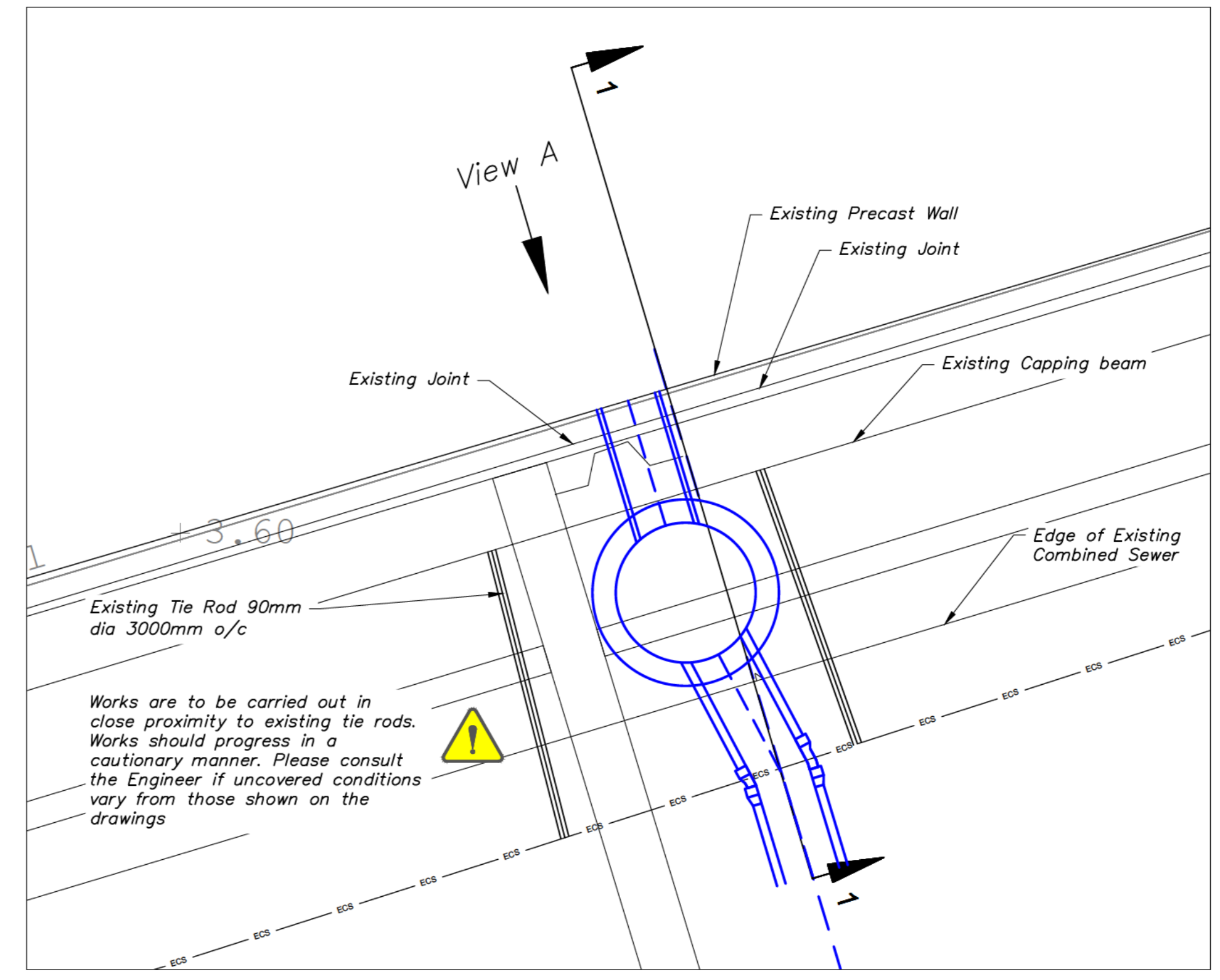
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Rev.	Date	By	Check	Details	Appr.
P01	22.11.2024	MJS	EP	First Issue	M/W
C01	30.05.25	KMcC	EP	Contract Issue	M/W
C02	10.06.26	BMcC	EP	Outfall Amended	M/W

- Notes**
- This drawing should be read in conjunction with all relevant Architectural and Engineering drawings.
 - Contractor to confirm the location and level of any existing obstructions/structures etc., uncovered during the works.
 - Contractor to confirm the location and level of any existing sewers prior to the commencement of any works. Any discrepancies are to be notified to the engineer immediately.
 - Contractor to confirm the location of all existing services, buried and overhead, prior to the commencement of the works.
 - All setting out shall be in accordance with available Architecture drawings. This drawing shall not be used for setting out purposes.
 - All works to comply with current British Standards, Codes of Practice, and Building Regulations. The Contractor shall verify all information on site and report any discrepancies immediately to the Engineer.

- Warning Notes for Contractors:**
- Tidal Working Constraints:**
 - All works must be scheduled to align with low tide periods.
 - Ensure the entire sequence of works can be completed within a single tidal phase. Any extension beyond a single tidal phase must involve temporary works to prevent material discharge into the marina.
 - Temporary Works Requirements:**
 - In the event that work extends beyond one tidal phase, temporary water-tight barriers must be installed to seal off the outfall opening and prevent water ingress.
 - Use water-stop barriers or other effective measures to temporarily seal and stabilize the work area, preventing both water ingress and material egress.
 - Containment and Waste Management:**
 - Strictly no materials, debris, or waste are to be washed out or discharged into marina.
 - Utilise appropriate containment measures to prevent the escape of fines or materials during installation.
 - All construction residues should be collected and disposed of off-site in compliance with environmental guidelines.
 - Monitoring of Tidal Conditions:**
 - Contractors must monitor tide tables closely and confirm conditions before commencing work.
 - In case of unexpected tidal changes, prepare to stop work immediately and implement containment protocols to prevent material discharge.
 - Personal and Environment Safety:**
 - Personnel should be made aware of tidal timings and warned about potential water-level changes.
 - PPE (Personal Protective Equipment) specific for tidal and marine work, including life vests, is mandatory.



Legend

- Existing Combined Sewer
- Surface Drainage Manhole
- Surface Drainage Pipe

0m 500 1000 1500 2000
Scale 1:20

0m 1 2 3 4 5
Scale 1:50

CONTRACTUAL DRAWING

Project Title:
Queens Parade Development, Bangor

Drawing Title:
Drainage Details
Sheet 2

Client: FAIRRANS (Construction) LTD	Drawn by: █	Date: August 2024
Project Number: 192042	Checked by: █	Scales: As Shown
Doran Project Number: 192042	Approved by: █	Sheet Size: A0 Uniclass: PM_40_40
Drawing Number: 192042-DCL-XX-XX-D-C-0351	(Project Orig FB SB-F DISC NUMBER)	Revision: C02 STATUS: A4