



The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and level invert levels at connection points and ensure that they are fully compliant with the contents and of requirements the site investigation report before work starts.
The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any weaknesses shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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- NOTES:
1. Do not scale from this drawing. Written dimensions are to be used.
 2. Site and OS plan based on Alocove Architecture Block Plan as Proposed drawing P003 Rev D. Topographical survey based on Mediams Surveys Limited drawing EX01 (December 2019).
 3. For planning and discussion purposes only. Not to be used for tender or construction.
 4. To be read in conjunction with the Micro Drainage simulations.

Drainage Strategy Key:

- Strategic Storm Manhole & SW sewer
- Strategic Foul Manhole & FW sewer
- Strategic Road gully
- Strategic Rainwater Butt
- Chamber Reference
- Strategic Cover Level
- Strategic Invert Level
- Strategic Finished Floor Level
- SuDS Strategic Permeable Block Paving (Type C system - Light duty)
- SuDS Strategic Permeable Block Paving (Type C system - Heavy duty)
- 350mm attenuation sub-base 32% void ratio
- SuDS Strategic cellular storage
- SuDS Strategic detention pond (1 in 100 Year plus 40% CC)

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

A	Finished floor levels updated plots 2/3 at Architects request	JH	TL	24.01.2022
Rev.	Description	Drm	Ckd	Date

Client

HHD
HAMILTON HOUSE & DEVELOPMENTS
www.hhd.co.uk

Project

Land adjacent Sefter School, House, Sefter Road

Title

Drainage Strategy

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Scale	1:200 on A1	Drawn	JH
Date	08/10/2021	Checked	TL
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		Rev	A