GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.

2. Prior to commencement of works the contractor shall provide co-ordinated and dimensioned installation drawings and calculations and allow 10 working days for gta's checking procedure prior to proceeding with those works or the ordering of materials.

3. Tender or billing drawings shall not be used for construction or the ordering of materials.

4. Do not scale. All dimensions and levels to be site confirmed.

5. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements

6. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.

7. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.

KEY

- Existing foul water drain
- Surface water drain
- Land drain
- Foul drain
- Foul rising main
- Filter drain
- ExFSMH — Existing foul sewer manhole
- FMH — Foul manhole
- SCP — Surface water catchpit manhole
- FIC — Foul inspection chamber
- SIC — Surface water inspection chamber
- PPCP — Surface water catchpit inspection chamber
- RG — Road gully
- Cellular Storage
- Overland flow route for exceedance events

ABBREVIATIONS

BL	BASE LEVEL
CL	COVER LEVEL
ExFSMH	EXISTING FOUL SEWER MANHOLE
FIC	FOUL INSPECTION CHAMBER
FFL	FINISHED FLOOR LEVEL
FMH	FOUL MANHOLE
FWD	FOUL DRAIN
IL	INVERT LEVEL
LLFA	LEAD LOCAL FLOOD AUTHORITY
MH	MANHOLE
PN	PIPE NUMBER
PPCP	PLASTIC CATCHPIT
RG	ROAD GULLY
SIC	SURFACE WATER INSPECTION CHAMBER
SL	SUMP LEVEL
SWD	SURFACE WATER DRAIN
TL	TOP LEVEL

DESIGN NOTES

1. STORAGE DESIGN BASED ON 1 IN 100 YR STORM + 45%.

2. CONTRACTOR TO ESTABLISH LOCATIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCING.

3. EXISTING TREES TO BE PROTECTED WHERE EXCAVATIONS RUN CLOSE.

4. CONTRACTOR TO ALLOW FOR NEW FOUL WATER SEWER CONNECTION INTO PUBLIC SEWER.

DESIGN ADDITIONS TO REDUCE IMPACTS ON THE LIDSEY WASTE WATER CATCHMENT

1. WATER BUTTS TO BE INSTALLED ON RAINWATER DOWNPIPES.

2. USE OF JOINT SEALANT OR MASS CONCRETE CHAMBER SURROUNDS TO PREVENT INFILTRATION.

3. USE OF BOLT DOWN SEALED CHAMBER COVERS TO PREVENT SURFACE WATER INUNDATION.

Rev	Amendments	Date	Dsn	Chk
P4	Updated to latest site layout. Ditch shown with easement. Land drainage shown	20.09.24	JR	MR
P3	NOTES ON WATER BUTTS AND SEALED SEWERS ADDED.	04.03.24	JR	MR
P2	REVISED TO LATEST SITE PLAN. DISCHARGE POINT TO DITCH CHANGED.	23.02.24	JR	MR
P1	INITIAL ISSUE	15.12.23	AE	MR

Status: PRELIMINARY

Client: PROPERTY SPHERE LTD

Architect: FOLKES ARCHITECTS

Project: LAKE LANE BARNHAM

Title: DRAINAGE STRATEGY

Date: DECEMBER 2023

Scale @ A0: 1:200

Clients Ref.:

Project Ref.: 12188

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