



**REDLINE BOUNDARY PLAN
(SCALE 1:10000)**

- NOTES**
1. THE WORKS SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING SPECIFICATION.
 2. THE LOCATION LINE IS LEVEL OF ALL KNOWN EXISTING DRAINAGE WORK INDICATED ON THE DRAWINGS ARE APPROXIMATE AND FOR GUIDANCE PURPOSES ONLY.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LINE AND LEVEL BY WAY OF HAND DIGGATED TRENCHES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS ON SITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND MAINTAIN THE STRUCTURAL INTEGRITY OF ALL ABOVE AND BELOW GROUND SERVICE INSTALLATIONS.
 4. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SERVICES THROUGHOUT THE DURATION OF THE CONTRACT A FULL TRAFFIC MANAGEMENT SYSTEM TO ENSURE SAFE PASSAGE OF VEHICLES/PEDESTRIANS IN THE VICINITY OF THE WORKS. ALL TRAFFIC SIGNS, SIGNALS, BARRIERS ETC. SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL.
 5. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR SEALING WITH AND DISPOSING OF GROUND SURFACE WATER ENCOUNTERED DURING EXCAVATION.
 6. ALL SOFT / HARD PAVED AREAS AFFECTED BY THE WORKS SHALL BE FULLY REGENERATED FOLLOWING THE INSTALLATION OF ALL DRAINAGE WORKS. ALL SURFACE MARKINGS AFFECTED BY THE WORKS SHALL BE FULLY REINSTATED.
 7. ALL SURFACE EXCAVATED MATERIAL SHALL BE DEPOSITED IN A DESIGNATED AREA ON SITE.
 8. SPON CONCRETION OF THE WORKS THE CONTRACTOR SHALL PROVIDE AS BUILT SETTING OUT CO-ORDINATE AND LEVEL INFORMATION.
 9. PREWORK WITH LESS THAN 750mm OF COVER IN TRAFFICED AREAS TO BE CONCRETE ENCASED (BEDDING CLASS 2).
 10. PREWORK WITH MORE THAN 750mm OF COVER TO HAVE CLASS 5 GRANULAR BED AND SUBDRAIN.
 11. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT'S, ENGINEERS AND SPECIALIST'S DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATION.
 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING, ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
 13. THIS DRAWING IS THE COPYRIGHT OF TIER CONSULT LTD AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM THE COMPANY.
 14. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT'S, ENGINEERS AND SPECIALIST'S DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATION.
 15. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
 16. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED.

- Legend**
- PROPOSED SURFACE WATER DRAINAGE (TYPICALLY 1500 UNO.)
 - PROPOSED SURFACE WATER PRECAST CONCRETE MANHOLE.
 - SD PROPOSED SIPHONIC DOWNSPOUT
 - RWP PROPOSED RAINWATER DOWNSPOUT
 - SU PROPOSED DRAINAGE CHAMBER (TYPE AS NOTED) WITH SUMP OUTLET.
 - RG PROPOSED TRAPPED ROAD GULLY
 - PROPOSED SURFACE WATER PERMEABLE SURFACING FULLY TANNED WITH COLLECTING PERFORATED FILTER DRAIN AND 300mm THICK SUB-BASE DFT TYPE 3.
 - PROPOSED SURFACE WATER CELLULAR ATTENUATION (STORAGE VOLUMES AS NOTED).
 - PROPOSED ROUTE WATERCOURSE DIVERSION.
 - PROPOSED SURFACE WATER DRAINAGE SWALES.
 - PROPOSED FOUL DRAINAGE (TYPICALLY 1000 UNO.)
 - PROPOSED FOUL PRECAST CONCRETE MANHOLE.
 - PROPOSED FOUL POLYPROPYLENE INSPECTION CHAMBERS.
 - APPROX. ROUTE OF EXISTING PUBLIC SEWER FOUL RISING MAIN
 - PROPOSED DIVERTED PUBLIC SEWER FOUL RISING MAIN
 - REDLINE BOUNDARY

- NOTES**
1. SIPHONIC DOWNSPOUT LOCATIONS AND SIZES ARE SUBJECT TO CONFIRMATION FROM THE ARCHITECT/SPECIALIST CONSULTANTS.
 2. FOUL OUTLET LOCATIONS ARE SUBJECT TO CONFIRMATION FROM THE ARCHITECT/MBE CONSULTANT.

Rev	Date	By	Description	Appd
P5	30.05.22	DRL	Culvert added to watercourse diversion. Redline. DRL boundary added to legend.	
P4	29.11.21	DRL	Updated in line with latest architects layout.	
P3	09.11.21	DRL	Drainage details added.	
P2	14.01.21	DRL	Swale added. Drainage details added.	
P1	05.10.21	DRL	Preliminary issue for information only.	

PRELIMINARY

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Client: **TRITAX SYMMETRY**

Project: **SYMMETRY PARK, OXFORD NORTH**

Title: **PROPOSED DRAINAGE LAYOUT**

Scale	Drawn	Revision
1:500@A0	DRL	P5
1:1000	CH	
1:2000	PJB	

Drawing Ref: T/20/2407