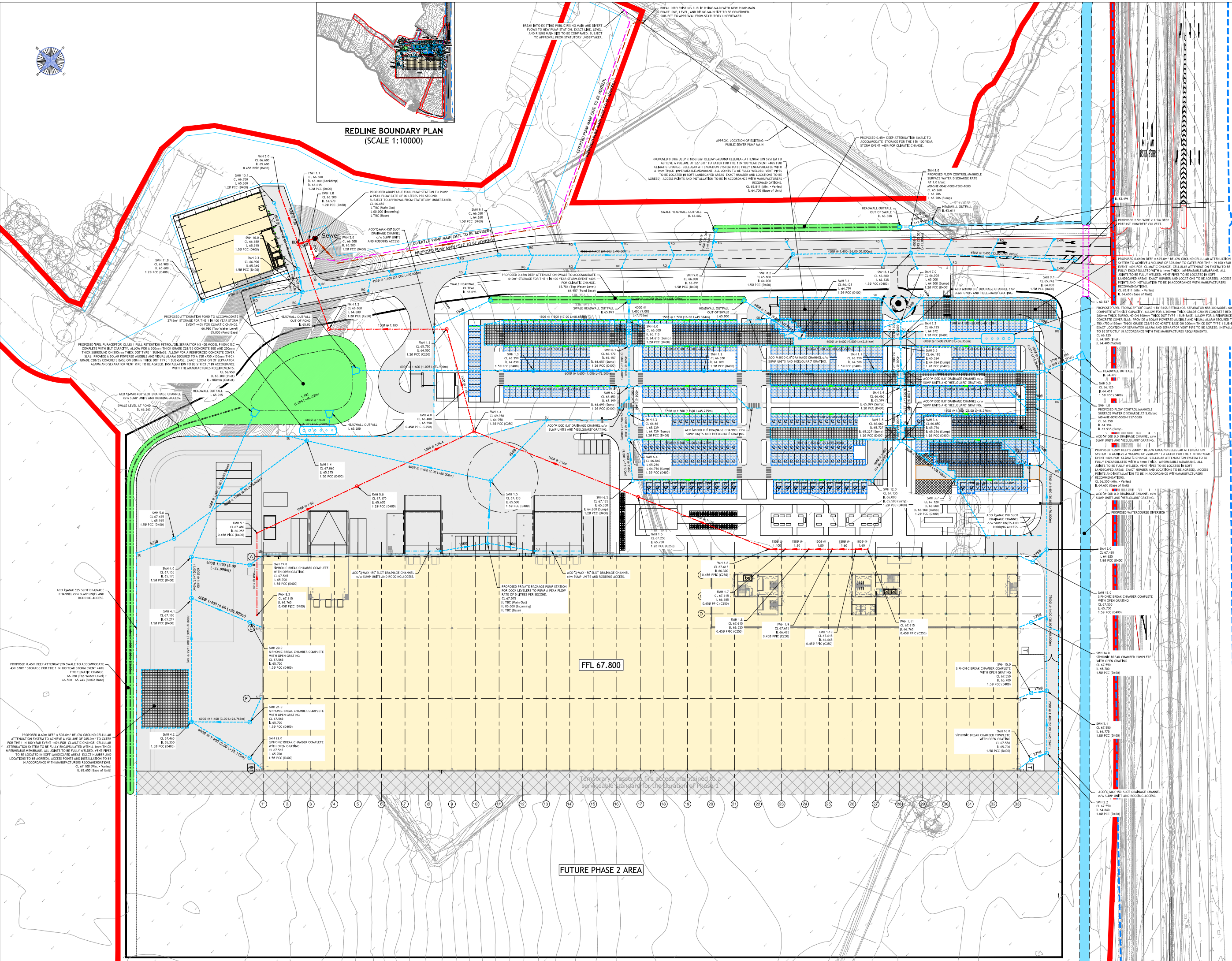




**REDLINE BOUNDARY PLAN
(SCALE 1:10000)**



FFL 67.800

FUTURE PHASE 2 AREA

- NOTES**
1. THE WORKS SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING SPECIFICATION.
 2. THE LOCATION, LINE & LEVEL OF ALL KNOWN EXISTING DRAINAGE INFRASTRUCTURE INDICATED ON THE DRAWINGS ARE APPROXIMATE AND FOR GUIDANCE PURPOSES ONLY.
 3. IF THE CONTRACTOR RESPONSIBILITY TO DETERMINE THEIR EXISTING LINE AND LEVEL, BY WAY OF HAND DIGNATED TRAIL PYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS ON SITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL ABOVE AND BELOW GROUND SERVICE INSTALLATIONS. THE CONTRACTOR SHALL IMPROVE AND MAINTAIN 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, BARRELS ETC. SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR SEALING AND REPAIRING OF GROUND/SURFACE WATER ENCOUNTERED DURING EXCAVATIONS.
 4. ALL SOFT HARD PAVED AREAS AFFECTED BY THE WORKS SHALL BE FULLY REHABILITATED FOLLOWING THE INSTALLATION OF ALL DRAINAGE WORKS. ALL SURFACE MARKINGS AFFECTED BY THE WORKS SHALL BE FULLY REHABILITATED. THE SURPLUS EXCAVATED MATERIAL SHALL BE DEPOSITED IN A DESIGNATED AREA ON SITE.
 5. UPON COMPLETION OF THE WORKS THE CONTRACTOR SHALL PROVIDE AS BUILT SETTING OUT COORDINATE AND LEVEL INFORMATION.
 6. REVISIONS WITH MORE THAN 250mm OF COVER IN TRAFFICED AREAS TO BE CONCRETE ENCASED. (REVISION CLASS 2)
 7. REVISIONS WITH MORE THAN 250mm OF COVER TO HAVE CLASS 5 GRANULAR RED AND SURROUND.
 8. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALIST'S DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATION.
 9. IF THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING. ANY DISCREPANCY TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
 10. THIS DRAWING IS THE COPYRIGHT OF 'ER CONSULT LTD' AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM THE COMPANY.
 11. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALIST'S DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATION.
 12. FOR THE PURPOSES OF CONSTRUCTION THE DRAWING MUST NOT BE SCALED AND ONLY WRITTEN DIMENSIONS USED. IF THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCY TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER IN WRITING.
 13. ALL LEVELS ARE IN METRES UNO & TO OS DATUM.

- Legend**
- PROPOSED SURFACE WATER DRAINAGE (TYPICALLY 1500 UNO.)
 - PROPOSED SURFACE WATER PRECAST CONCRETE MANHOLE.
 - PROPOSED SIPHONIC DOWNSPOUT
 - PROPOSED RAINWATER DOWNSPOUT
 - PROPOSED DRAINAGE CHANNEL (TYPE AS NOTED) WITH SUMP OUTLET.
 - PROPOSED TRAPPED ROAD GULLY
 - PROPOSED SURFACE WATER PERMEABLE SURFACING FULLY TANKED WITH COLLECTING PERFORATED FILTER DRAM AND 300mm THICK SUB-BASE D/T 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 MAIN
 - PROPOSED OVERTOP PUBLIC SEWER FOUL MAIN
 - PROPOSED FOUL FEEDING 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/RAE CONSULTANT.

TS	Description	By	Date	Appr
TS 23.06.22	WHL/Sluice for PVC removed	DRL		
TS 15.08.22	2x28 Cement/Inert Levels Updated	DRL		
TS 15.07.22	DRL Access road gully locations amended.	DRL		
TS 27.06.22	DRL Building layout updated.	DRL		
TS 16.06.22	DRL Future phase 2 works omitted.	DRL		
TS 10.06.22	DRL Issues for Tender	DRL		

TENDER

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TRITAX SYMMETRY

Project
SYMMETRY PARK, OXFORD NORTH

Title
PROPOSED DRAINAGE LAYOUT

Scale
1:500@AO

Drawn
DRL

Checked
PJB

Date
21/09/2021

Revision
T6

Drawn By
T/20/2407

Revision
55-01