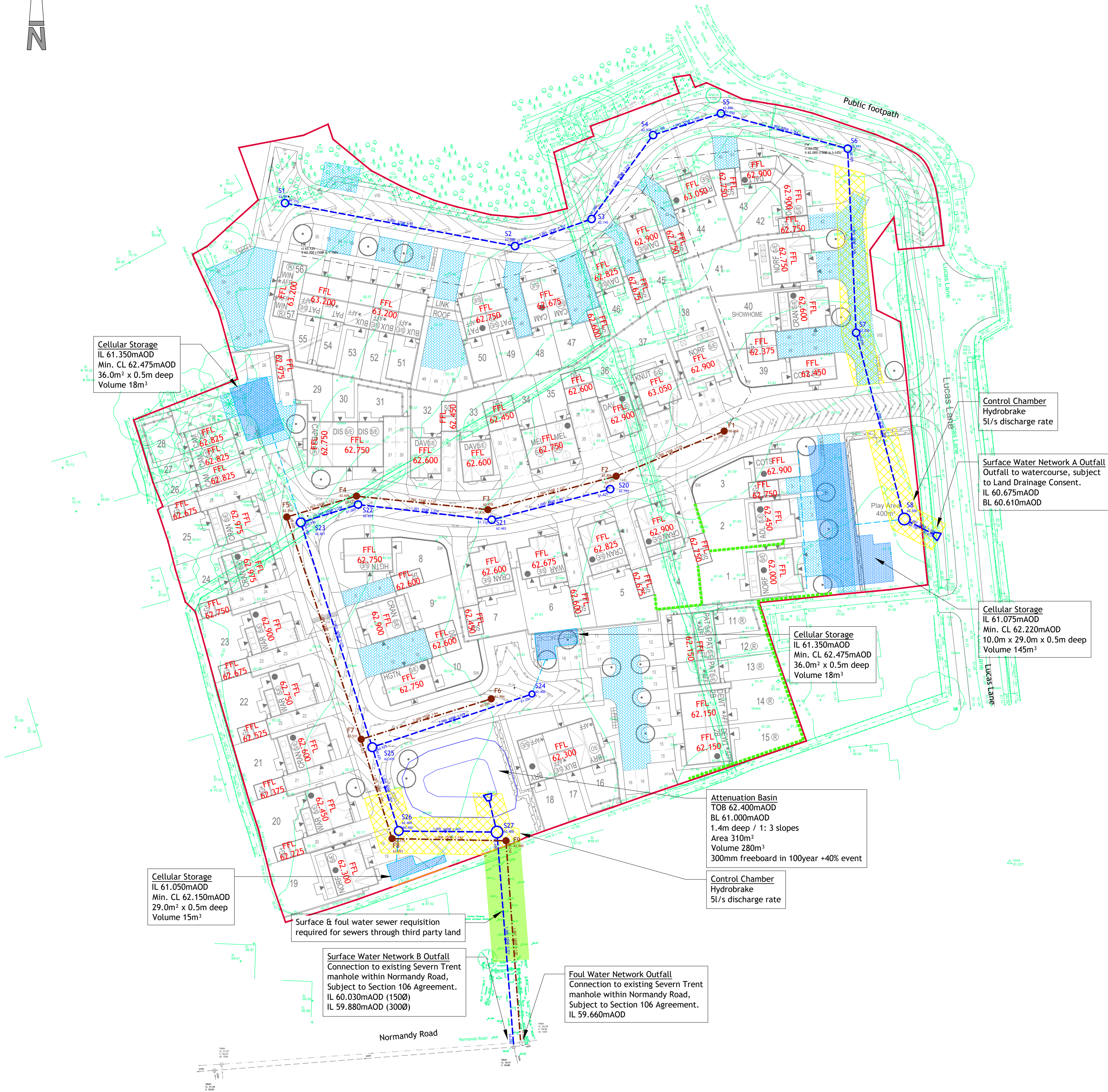
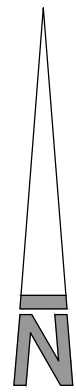




ASSUMPTIONS & DESIGN PRINCIPLES

Finished floor levels

- Finished floor levels +/- 450mm at detailed design.

Surface water drainage

- Surface water Network A designed in accordance with Flood Risk Assessment (FRA) produced by JNM Engineering Ltd dated November 2018 and 'Development Enquiry Request' correspondence with Severn Trent (ref. 8454326) dated 22nd January 2021.
- Surface water Network B designed in accordance 'Development Enquiry Request' correspondence with Severn Trent (ref. 8454326) dated 22nd January 2021.
- Surface water Networks A & B to be offered to Severn Trent for adoption under a Section 104 Agreement.
- Surface water drainage systems designed to accommodate 100 year + 40% climate change storm events.
- Site Investigation report produced by Southern Testing dated 18th February 2021 confirms the site is not suitable for infiltration.
- Catchment area of all permeable paving has been reduced by 50% within the design calculations in accordance with the Interpave document 'Design & Construction of Concrete Block Permeable Pavements' (Edition 7 December 2018).
- Surface water Network A to outfall to existing watercourse of eastern boundary, subject to Land Drainage Consent. Discharge restricted to 5l/s in accordance with the FRA.
- Surface water Network B to outfall to existing Severn Trent manhole in Normandy Road, subject to S98 sewer requisition and S106. Discharge restricted to 5l/s in accordance with 'Development Enquiry Request' correspondence with Severn Trent (ref. 8454326) dated 22nd January 2021.
- In accordance with Sewers for Adoption, concrete protection slabs will be required to sewers with cover less than 1.2m. Surface water Networks A & B designed with 900mm minimum cover.

Foul water drainage

- Foul water drainage network designed in accordance with Flood Risk Assessment (FRA) produced by JNM Engineering Ltd dated November 2018 and 'Development Enquiry Request' correspondence with Severn Trent (ref. 8454326) dated 22nd January 2021.
- Foul water network to be offered to Severn Trent for adoption under a Section 104 Agreement.
- Foul water network to outfall to existing Severn Trent manhole in Normandy Road, subject to S98 sewer requisition and S106.

KEY

- Site Boundary
- Existing surface water sewer
- Existing foul water sewer
- Proposed adoptable surface water sewer
- Proposed adoptable foul water sewer
- Proposed adoptable headwall
- Proposed sewer easement (S104)
- Proposed sewer requisition (S98)
- Proposed private cellular storage
- Proposed private permeable paving (tanked)
- Indicative proposed private foul water sewer route
- Finished floor level
- Proposed retaining feature (0-0.45m)

NOTES

- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
- Reproduced from OS Sitemap ® by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2008. All rights reserved. Licence number 100007126.
- Until technical approval has been obtained from the relevant authorities, all drawings are issued as preliminary and not for construction. Should the contractor commence site work prior to the approval being given it is entirely at their own risk.
- Woods Hardwick cannot accept any discrepancies in terms of coordinates or any other information deciphered from .dwg files
- The exact location and level of all existing sewers, drains and services are to be confirmed on site prior to the commencement of any works.

SAFETY, HEALTH AND ENVIRONMENTAL

In addition to the hazards, risks normally associated with the type of work detailed on this drawing, note the following significant risks and information.

Construction:

- Quantity, location & level of buried utilities and/or structures unknown. Contractor to undertake detailed survey prior to the commencement of any works and confirm with statutory utility providers that proposed works do not affect their apparatus.
- Overhead utility cables identified on topographical survey. Diversion works required.

For information relating to end use, maintenance, demolition, see the health and safety file.

It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.

A	UPDATED TO SHOW PLANNING LAYOUT REV F. PLOTS 15 & 51-55 FFLS REVISED		ML	PK	27.07.2021
REV	DESCRIPTION		DRN	CHD	DATE
☒	PRELIMINARY	☐	INFORMATION	☐	TENDER
☐	CONSTRUCTION	☐	AS BUILT		

SCALE	1:500 @ A1	DATE	FEBRUARY 2021
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DRAWN	PK	CHK	PK
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DRAWING NO.	18911-LULA-5-SK001	REV	A
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TITLE	LAND OFF LUCAS LANE HILTON
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DETAILS	LEVELS & DRAINAGE STRATEGY
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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING

