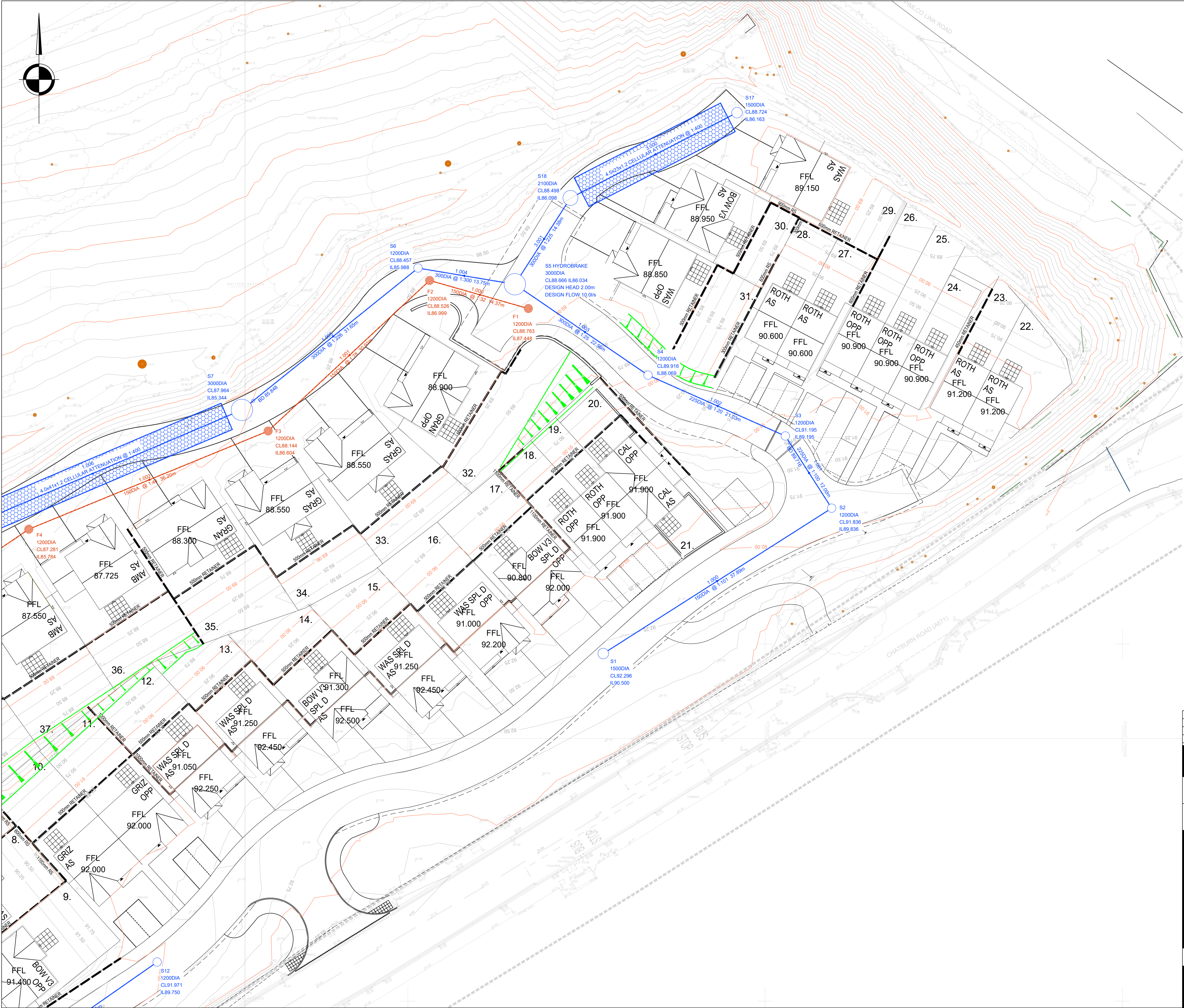




GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.

ALL RELEVANT DIMENSIONS TO BE OBTAINED/CHECKED AGAINST ARCHITECT'S DRAWINGS AND BY SITE MEASUREMENT PRIOR TO THE COMMENCEMENT OF WORKS OR ORDERING OF MATERIALS. DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS TO BE NOTIFIED TO THE ENGINEER.

DO NOT SCALE FROM THIS DRAWING.

DRAINAGE STRATEGY

ANY PROPOSED DRAINAGE SCHEME SHOULD MINIMISE THE RATE OF RUNOFF FROM THE SITE TO GREENFIELD RUNOFF RATES. PLANNING POLICY GUIDANCE SUGGESTS THE FOLLOWING HIERARCHY FOR SURFACE WATER DISCHARGE:-

1. COLLECTED FOR NON-POTABLE USE
2. INTO THE GROUND (INFILTRATION)
3. TO A SURFACE WATER BODY;
4. TO A SURFACE WATER SEWER;
5. TO A COMBINED SEWER.

ROR A RESIDENTIAL DEVELOPMENT OF THIS SCALE THE WHOLE-LIFE COST, MAINTENANCE BURDEN AND OPERATIONAL RISKS ASSOCIATED WITH INDIVIDUAL NON-POTABLE WATER SYSTEMS ARE DISPROPORTIONATE TO THE ANTICIPATED WATER DEMAND REDUCTION.

BRE365 SOAKAWAY TESTING HAS NOT BEEN UNDERTAKEN AS THE SITE INVESTIGATION CONFIRMED THE SITE TO BE UNDERLAIN BY IMPERMEABLE STRATA, WITH WATER BEING ENCOUNTERED AT DEPTHS BETWEEN 1.0-1.50M BELOW GROUND LEVEL WITHIN 7 OF THE 9 BOREHOLES.

THE NEXT OPTION FOR DISCHARGE OF SURFACE WATER IS TO THE ON SITE WATERCOURSE AT A CONTROLLED RATE.

DRIVEWAYS ARE TO BE CONSTRUCTED USING PERMEABLE PAVING SURFACE WATER WILL PASS THROUGH THE STONE LAYER BENEATH, BEFORE BEING PICKED UP IN A COLLECTOR DRAIN AND TAKEN TO THE FORMAL NETWORK.

SURFACE WATER FROM HOUSE ROOF AREAS WILL PASS THROUGH BIORETENTION PLANTERS BEFORE ENTERING THE FORMAL DRAINAGE SYSTEM.

HIGHWAYS TO BE SERVED BY TRAPPED GULLIES. WITH HIGHWAY, ROOF AND DRIVEWAY AREAS ALL BEING SERVED BY GEOCELLULAR ATTENUATION BASKETS UNDERNEATH THE HIGHWAY. ALL ATTENUATION FEATURES HAVE BEEN DESIGNED FOR RETURN PERIODS OF 100 YEARS PLUS A 50% ALLOWANCE FOR CLIMATE CHANGE AND A 10% ALLOWANCE FOR URBAN CREEP.

THE FLOW WILL BE RESTRICTED USING A VORTEX FLOW CONTROL DEVIDE TO THE 1 YEAR GREENFIELD RUNOFF RATE FOR THE CORRESPONDING EVENT, AND QBAR FOR RETURN PERIODS ABOVE THAT UP TO THE DESIGNED RETURN PERIOD OF 100 YEARS PLUS A 50% ALLOWANCE FOR CLIMATE CHANGE AND A 10% ALLOWANCE FOR URBAN CREEP.

SURFACE WATER WILL DISCHARGE INTO A WETLAND AREA. IT WILL PASS THROUGH THIS AREA BEFORE DISCHARGING INTO THE EXISTING ON SITE WATERCOURSE.

ALL EXISTING DRAINAGE LEVELS TO BE CHECKED PRIOR TO COMMENCEMENT

DISCHARGE LOCATION AND FLOW RATE SUBJECT TO LPA/LLFA AGREEMENT

BURIED SERVICES - CONTRACTOR TO CAT SCAN AND IDENTIFY ANY BURIED SERVICES PRIOR TO COMMENCEMENT

GROUND TO BE BATTERED BACK AT MIN 1:1 DURING DEEP EXCAVATIONS - IF THIS CANNOT BE ACHIEVED THEN TEMPORARY SHORING WORKS TO BE DESIGNED BY THE CONTRACTOR

ATTENUATION BASKETS TO BE SUITABLE GRADE/STRENGTH

THESE NOTES ARE BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS CARRYING OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING

KEY TO HEALTH AND SAFETY SYMBOLS

INDICATES A RESIDUAL RISK REQUIRING COMPULSORY ACTION

INDICATES A RESIDUAL RISK FOR INFORMATION

INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION

INDICATES A RESIDUAL RISK AS A WARNING

P03	08/07/2026	UPDATED SS-S11 & NOTES					RG	MG	MG
P02	23/04/2026	UPDATED NOTATION AROUND RETAINING STRUCTURES. NOTE REGARDING PUMP					RG	MG	MG
P01	22/04/2026	PRELIMINARY ISSUE					RG	MG	MG
REV	DATE	DESCRIPTION					BY	CHK	APP

DRAWING STATUS:

PRELIMINARY

CLIENT:

OAKMERE HOMES

ARCHITECT:

PROJECT:

CHATBURN ROAD
PHASE 3

TITLE:

DRAINAGE LAYOUT
SHEET 2

STATUS:	PROJECT No:	ORIGINATOR	PHASE	LEVEL	TYPE	ROLE	DRAWING No:	REV:
S2	26117 - GAD - 00 - 00 - DR - C - 1002							P03

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:250	RG	RG	MG	MG	APRIL 2026

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