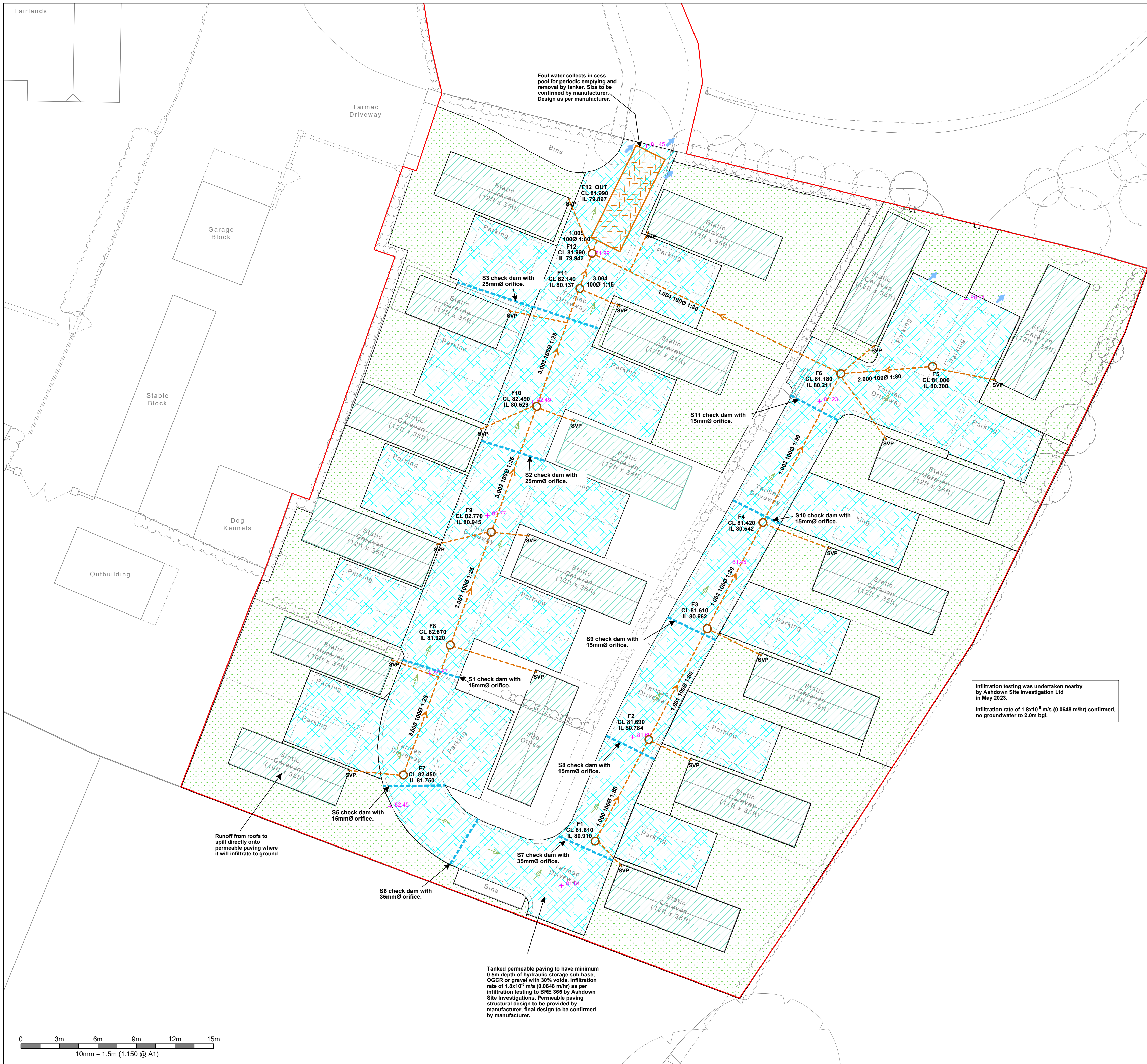




Surface Drainage Strategy:

- Drainage strategy consists of permeable paving, which will infiltrate to ground. Check dams are required due to steepness of road.
- Drainage design is based on infiltration rate of 1.8×10^{-5} m/s (0.0648 m/hr) provided by Ashdown Site Investigation Ltd.

Foul Drainage Strategy:

- Foul drainage is to collect in the cesspool for periodic emptying and removal by tanker. Frequency as recommended by manufacturer or more frequently, if required.

Legend:

- Building roof 620m²
- Permeable paving 1204m²
- Landscaped areas 1060m²
- Foul cess pool
- Soil vent pipe
- Foul drain
- Surface manhole with:
Reference number
Cover level
Invert level
- Assumed falls
- Overland flow routes
- Assumed spot levels

- Notes:**
- Do not scale from this drawing.
 - All dimensions are in millimeters unless otherwise stated.
 - This drawing to be read in conjunction with all other relevant drawings and documents.
 - All drainage to be constructed to SSG Design and Construction Guidance, current British standards and building regulations and other relevant standards.
 - Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect / M&E engineer. Internal SVPs and other internal foul drainage to be designed by M&E engineer. Rain water pipe connections to have rodding access and grated cover. Rain water pipes to discharge directly to permeable paving surface. Above ground drainage and pipes to be designed by M&E engineer.
 - Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or protection works as required.
 - All specialist drainage components such as attenuation tanks, flow control and pumping stations to be designed and installed as per manufacturers requirements.
 - All levels based on LiDAR data, to be confirmed following topographical survey. Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated.
 - Extent of linear drainage channel to perimeter of building and thresholds to highway boundary to be confirmed by architect, design as per manufacturer. Linear channels to have rodding access, sump and grated cover. Linear drains to manufacturer design.
 - Infiltration features to be positioned at least 1m above ground water table and focused infiltration features to be positioned 5m from buildings and 10m from other infiltration systems unless otherwise specified by a structural / geotechnical engineer.
 - Private surface water pipes to be 100Ø with minimum fall of 1:100 unless otherwise stated.
 - Private foul pipes to be 100mm Ø with minimum fall of 1:40 unless a W/C is connected then minimum gradient 1:80, unless otherwise stated.
 - Permeable paving and outlets to be as manufacturer design and recommendations.
 - Proposed ground levels will influence the storage capacity of the permeable paving and the position of the drainage pick up features. When proposed ground levels are complete the permeable paving design should be reviewed to ensure sufficient storage is provided and that the drainage pick up features are positioned correctly.
 - Permeable paving sub-base should fall towards the drainage pick up features. Perforated pick up drains should fall towards the discharge point.
 - Minimum cover to thermoplastic pipes in road 1.2m, otherwise concrete protection will be required.
 - Access chamber cover class D400.
 - Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.
 - Design should be reviewed in light of any additional information or on validation or otherwise of any assumptions.

P02	19.06.26	New layout	DS	MG
P01	12.04.24	Initial issue	DS	MG
Rev	Date	Detail	Drwn	Chkd

Client: ET Planning Ltd

Project: Fairlands, Church Road, Farley Hill, Wokingham

Drawing Title: Proposed Surface and Foul Water Drainage Layout

GeoSmart.

Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU

Drawn by: DS	Checked by: MG	Date: April 2024
Scale: 1:150 @ A1	Status: Preliminary	
Drawing No: 81444 100	Issue: P02	