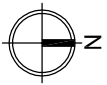


SUDS LAYOUT AS
PROPOSED



Notes:

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. All dimensions of existing buildings to be verified on site.

This drawing is to be read in conjunction with all other drawings, relevant specifications and preliminary / general conditions associated with the project. All materials and workmanship to comply with Approved Document 7 to support Regulation 7 2013 edition of the Building Regulations 2010.

The Contractor is to check all drawings for dimensional and co-ordination accuracy. Any discrepancy between the details shown and those by others are to be reported to the Client / Contract Administrator.

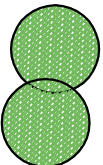
This drawing remains the copyright of the author.

NOTES:

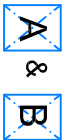
1. All Works are to be constructed in accordance with Wokingham Borough Council and the Highways Agency's Specification for Highway Works (SHW) March 1998 as amended published by The Stationary Office
2. All levels relate to the survey which is to Ordnance datum. Dimensions not to be scaled.
3. Street lighting, illuminated traffic signs, bollards and associated works shall comply with Wokingham Borough Council Specification for Street Lighting.
4. Use of this drawing does not absolve the client from his responsibilities under the Health and Safety: The Construction Design and Management Regulations 2015. The Principal Designer is required to contact Hydrock Consultants prior to permitting this drawing to be used in connection with any construction works.
5. This drawing is based on the latest Architects design layout received.
6. All works shown have been designed in accordance with Building Regs Part M.
10. All works shown are designed to minimize works required adjacent to existing Trees.
11. Detail site surveys and working calculations and drawings will be required before any drainage works are commenced or any excavations for SUDS systems are commenced on site.
12. Refer to SUDS statement for preliminary assessment of systems and areas suitable for sustainable drainage proposals.
13. Please refer to current Architects drawings for details of hard & soft landscaping and access road proposals. Those shown here are for illustrative purposes only.
14. The rear garden areas can be left to owners choice - subject to separate agreements & approvals or left to soil or turfed / planted with local grass mix.



KEYTO SYMBOLS



denotes possible planting, actual planting specification & layout all to separate details. Refer to specialist drawings & spec.



denote 180 tank SuDS array, 15 x 4 Wavin Aquacell tanks on plan (7.5 x 4 meters) x 3 deep (1.25m). Cover 1200mm in road access areas. Wrap tanks in TCS Geotechnics TNW1100 Non-Woven Geotextile to manufacturers instructions (or similar approved permeable membrane subject to final design).



EV Symbol denotes - EV Charging Point. Charging point to have a power supply that can accommodate a minimum of 7.4kw (1 phase 32A), untethered wall mounted socket. Type- VEC01 by EVEC (<https://ev.ec.co.uk/>) 7.4kW EV Charger, Type 2 - 7 pin, Single Phase, Untethered.

- 1200mm ht decorative fencing (assumed) between properties
- 1800mm ht larch lap fencing (assumed) between properties

KEYTO SW DRAINAGE INDICATED

Denotes proposed preliminary surface water gravity system layout. Dashed lines denote SW drain runs

450mm diam. Wavin shallow polyprop. chambers up to 1200mm depth Class B covers & frames. Pipework at 1 in 80 min. falls in flexi-jointed PVC pipework.

600mm diam. Wavin polyprop. chambers up to 1200mm depth or conc. ring. Class B covers & frames. Pipework at 1 in 80 min. falls in flexi-jointed PVC pipework unless noted.

Interceptor Manhole position.

600mm diam. concrete ring manholes with removable sludge buckets & bolt-down Class B covers & frames.

Through-pipework at 1 in 80 min. falls in flexi-jointed Hep sleeve or similar VC pipework with adaptors for plastics pipes.

KEYTO SURFACING



Local grass / groundcover mix.



Permeable tarmac surfacing with permeable paving demarcation areas (Marshalls Priora or similar approved) all to separate specialist layouts.



permeable paving (Marshalls Priora or similar approved)



permeable paving (Marshalls Priora or similar approved)

KEYTO STORES



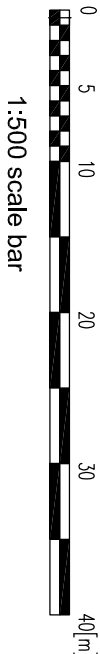
Bin store area
Felt flat roof
brick walled.



4 bike cycle store
Asgard metal type. Refer to separate sustainability statement for details.

APPENDIX A -
SUDS PRELIMINARY

M 1: 500



1:500 scale bar

PLANNING

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E-Mail: nicholsonspaul2018@gmail.com

CLIENT J NORMAN

PROJECT HEATHLANDS RIDING CENTRE

HATCH RIDE
WORKINGHAM
RC40 3AS

DRAWING SUSTAINABLE DRAINAGE PRELIMINARY

LAYOUT AS PROPOSED

SCALE	1:500 @A3	PROJECT No.	REVISION
DATE	06/05/24	2409	
DRAWN	PN	CHECKED BY	
DWG No.	2409 / 01		