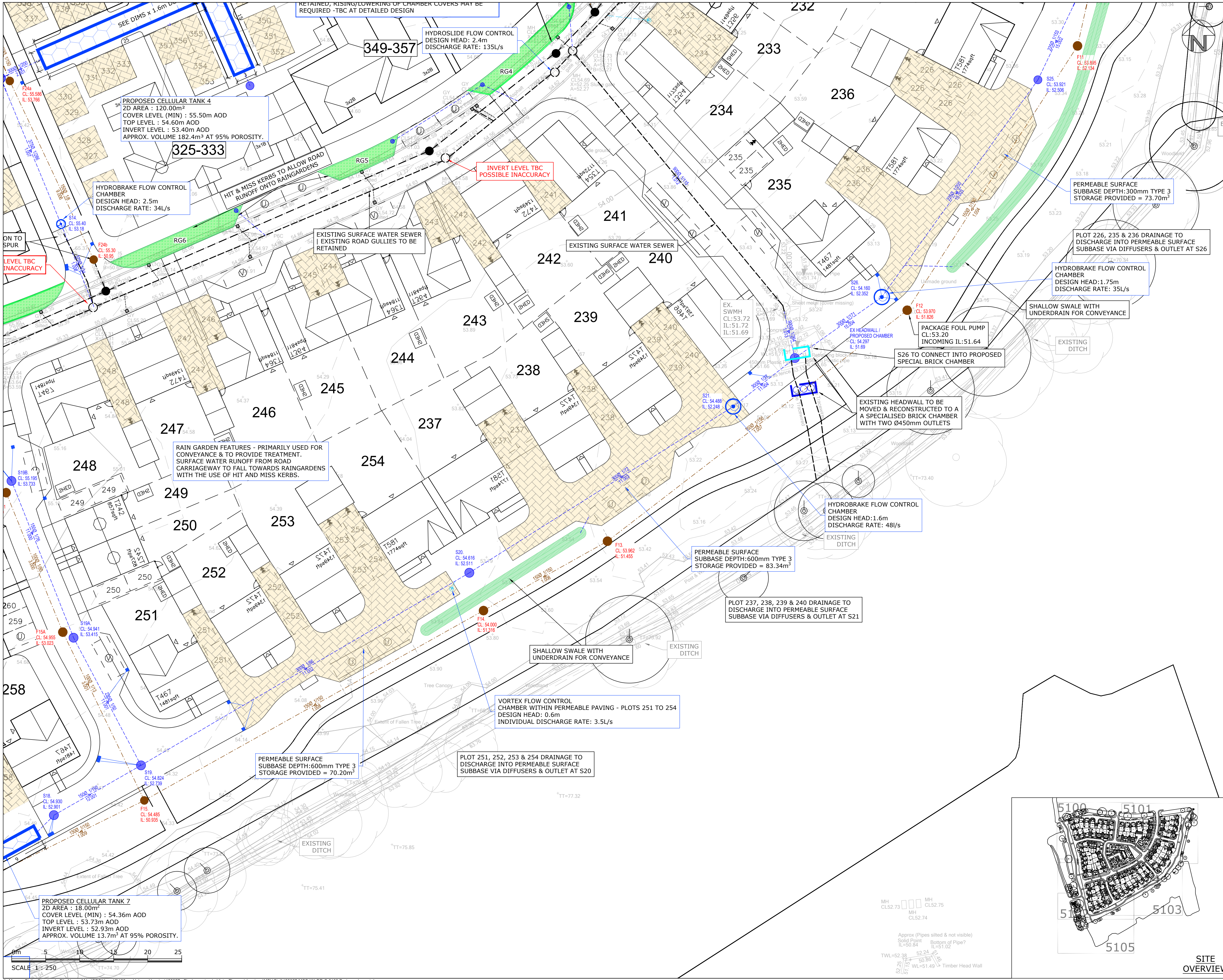




DO NOT SCALE this drawing. Use figured dimensions only. The Contractor must check & verify all dimensions on site. Any discrepancies must be reported immediately to the Engineer for clarification before proceeding. This drawing is copyright and owned by Morgan Civil + Structural.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction (Design and Management) documentation where applicable. It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Notes

- Scale for planning purposes only.
- All adoptable drainage shall be in accordance with Sewer Sector Guidance Appendix C: The Design and Construction Guidance and statutory undertakers requirements.
- All private drainage shall be in accordance with BS8301 and relevant sections of approved Document H of the building regulations.
- The contractor is to check the level of existing sewers being used as outfalls or crossing proposed drainage runs prior to laying any pipes. Any discrepancies are to be reported to the engineer.
- All connections for private drainage shall be 100mm unless noted otherwise. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
- For private drains where cover to pipes is less than 900mm in vehicular areas or 600mm in other areas protection in the form of Type 2" bedding shall be used.
- Where pipes pass through screen walls, footings or retaining walls intels are to be provided over. Under buildings pipes shall be surrounded with 150mm thickness of granular material. Where drains pass within 1m of buildings the wall foundation shall be taken down below the invert of the pipe.
- All gullies and rainwater downpipes connected directly to drains are to be roadable.
- All drainage shall be laid upstream and each run between manholes shall be laid complete prior to backfilling. Where this is not practical trial holes or other means of identifying the line and level of services shall be carried out prior to works commencing.
- Internal drainage to be laid at a minimum gradient of 1 in 40 in accordance with BS830.
- All gullies to be trapped.

Key:

- 123.50 Major Contour (0.50m)
- Minor Contour (0.10m)
- Existing Foul Water Sewer
- Existing Surface Water Sewer
- Foul Water Sewer (S104 Adoptable)
- Foul Water Manhole (S104 Adoptable)
- Surface Water Sewer (S104 Adoptable)
- Surface Water Manhole (S104 Adoptable)
- Flow Control Manhole (S104 Adoptable)
- Headwall
- Relocated Headwall
- Highway Gully and Connection
- Existing Highway Gully and Connection
- Raingarden
- Swale & Battered Gradients
- Grasscrete
- Permeable Paving or other Suitable Porous Surfacing Medium
- Rodding Eye
- ACO Channel Drain
- Yard Gully
- Rainwater Downpipe (RWP)
- Soil Vent Pipe (SVP)
- Easement
- Existing Sewer to be Capped, Abandoned and Left in Situ or Removed where Required
- Land Drain
- Surface Water Attenuation Tank - Wavin Aquacell or Similar Approved Product

Rev	Date	Description	By
P04	26.02.26	Drainage updated to incorporate tanks	OT
P03	18.12.25	Revised to Comments, Shade & RG Connections	ES
P02	14.11.25	Revised to Suit Latest Layout	ES
P01	20.05.25	First Issue	AM

Client

Vistry Thames Valley

Project
**Finchwood Park, Parcel 6
Finchampstead**

Title
**Drainage Layout
Sheet 4**

Drawing Status
PLANNING

Drawn	Checked	Approved	Date	Scale @ A1
AM	ES	NT	MAY 2025	1:250

Project No. 128057 Drawing No. 128057-MCS-XX-DR-C-5103 Revision P04

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SITE OVERVIEW