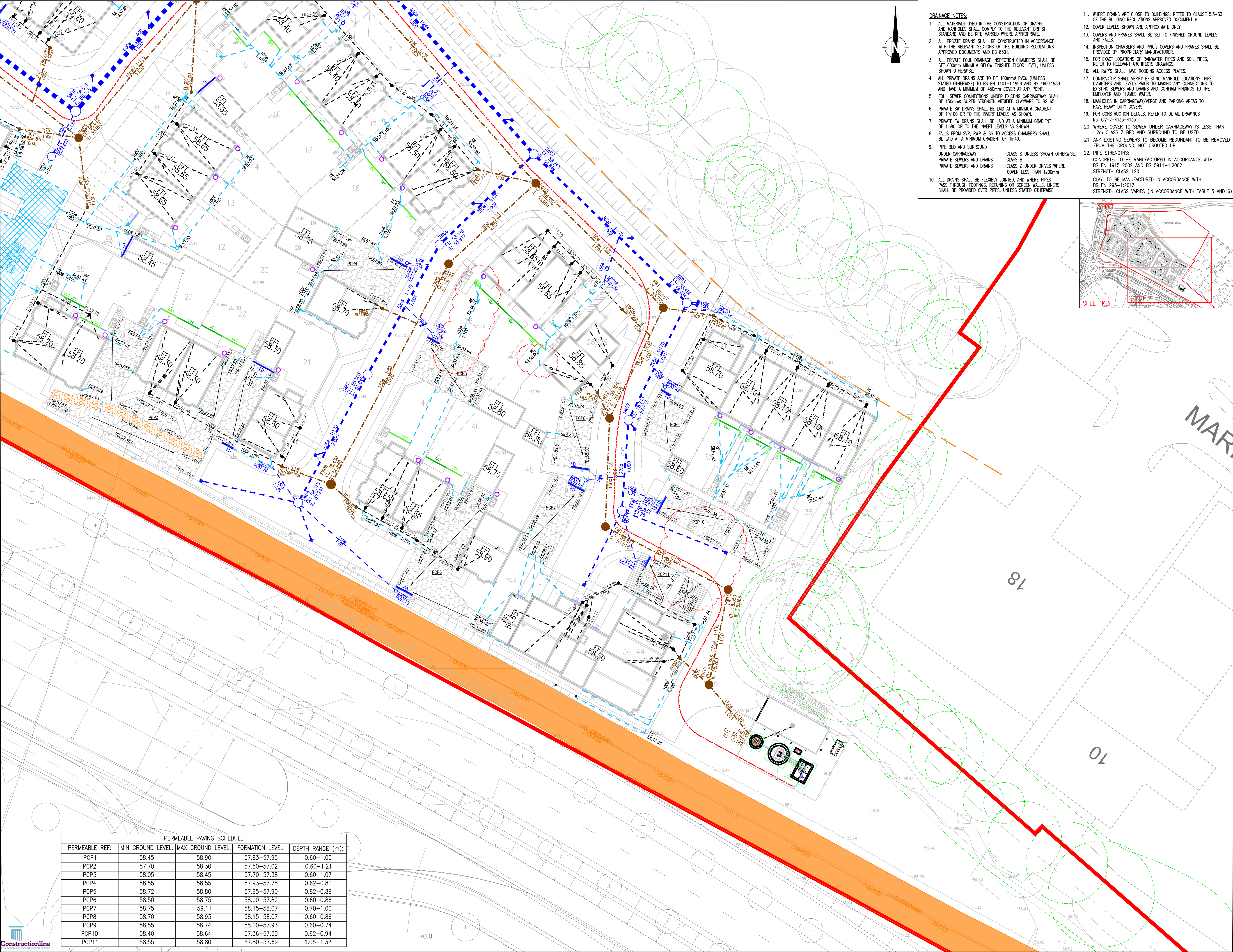
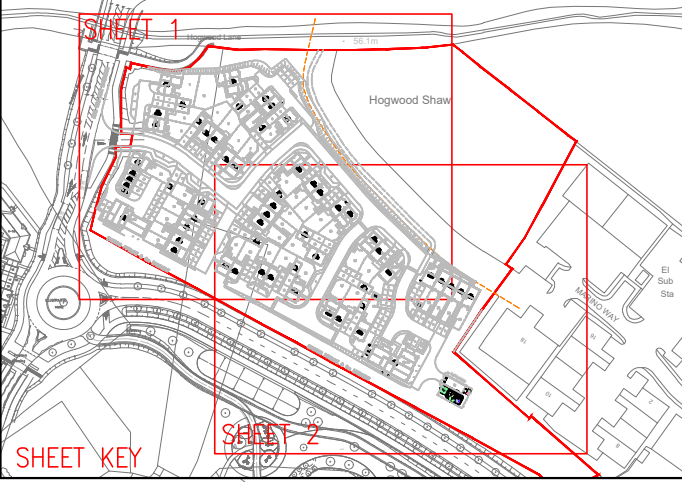




- DRAINAGE NOTES:**
- ALL MATERIALS USED IN THE CONSTRUCTION OF DRAINS AND MANHOLES SHALL COMPLY TO THE RELEVANT BRITISH STANDARD AND BE KITE MARKED WHERE APPROPRIATE.
 - ALL PRIVATE DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE BUILDING REGULATIONS APPROVED DOCUMENTS AND BS 8301.
 - ALL PRIVATE FOUL DRAINAGE INSPECTION CHAMBERS SHALL BE SET 600mm MINIMUM BELOW FINISHED FLOOR LEVEL, UNLESS SHOWN OTHERWISE.
 - ALL PRIVATE DRAINS ARE TO BE 100mm PVC (UNLESS STATED OTHERWISE) TO BS EN 1401-1:1998 AND BS 4660:1989 AND HAVE A MINIMUM OF 450mm COVER AT ANY POINT.
 - FOUL SEWER CONNECTIONS UNDER EXISTING CARRIAGEWAY SHALL BE 150mm SUPER STRENGTH VITRIFIED CLAYWARE TO BS 65.
 - PRIVATE SW DRAINS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:100 OR TO THE INVERT LEVELS AS SHOWN.
 - PRIVATE FW DRAINS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:80 OR TO THE INVERT LEVELS AS SHOWN.
 - FALLS FROM SWP, RWP & SS TO ACCESS CHAMBERS SHALL BE LAID AT A MINIMUM GRADIENT OF 1:40.
 - PIPE BED AND SURROUND:
PRIVATE SEWERS AND DRAINS :CLASS S UNLESS SHOWN OTHERWISE.
PRIVATE SEWERS AND DRAINS :CLASS Z UNDER DRIVES WHERE COVER LESS THAN 1200mm
 - ALL DRAINS SHALL BE FLEXIBLY JOINTED, AND WHERE PIPES PASS THROUGH FOOTINGS, RETAINING OR SCREEN WALLS, LINERS SHALL BE PROVIDED OVER PIPES, UNLESS STATED OTHERWISE.
 - WHERE DRAINS ARE CLOSE TO BUILDINGS, REFER TO CLAUSE 5.3-5.3 OF THE BUILDING REGULATIONS APPROVED DOCUMENT H.
 - COVER LEVELS SHOWN ARE APPROXIMATE ONLY.
 - COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
 - INSPECTION CHAMBERS AND FPPC'S COVERS AND FRAMES SHALL BE PROVIDED BY PROPRIETARY MANUFACTURER.
 - FOR EXACT LOCATIONS OF RAINWATER PIPES AND SOIL PIPES, REFER TO RELEVANT ARCHITECTS DRAWINGS.
 - ALL RWP'S SHALL HAVE RODDING ACCESS PLATES.
 - CONTRACTOR SHALL VERIFY EXISTING MANHOLE LOCATIONS, PIPE DIAMETERS AND LEVELS PRIOR TO MAKING ANY CONNECTIONS TO EXISTING SEWERS AND DRAINS AND CONFIRM FINDINGS TO THE EMPLOYER AND THAMES WATER.
 - MANHOLES IN CARRIAGEWAY/VERGE AND PARKING AREAS TO HAVE HEAVY DUTY COVERS.
 - FOR CONSTRUCTION DETAILS, REFER TO DETAIL DRAWINGS No. CV-7-4133-4135
 - WHERE COVER TO SEWER UNDER CARRIAGEWAY IS LESS THAN 1.2m CLASS Z BED AND SURROUND TO BE USED
 - ANY EXISTING SEWERS TO BECOME REDUNDANT TO BE REMOVED FROM THE GROUND, NOT GROUTED UP
 - PIPE STRENGTHS:
CONCRETE: TO BE MANUFACTURED IN ACCORDANCE WITH BS EN 1915 2002 AND BS 5911-1:2002 STRENGTH CLASS 120
CLAY: TO BE MANUFACTURED IN ACCORDANCE WITH BS EN 295-1:2013 STRENGTH CLASS VARIES (IN ACCORDANCE WITH TABLE 5 AND 6)



- NOTES:**
- DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS ARE IN METRES, UNLESS STATED OTHERWISE.
 - BASED ON INCOMING LAYOUT 'PLN-8-9-1001-PLANNING LAYOUTS - REV A' PRODUCED BY BRIMSTONE DESIGN LTD.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.
 - PRIOR TO COMMENCING ANY WORKS OR SETTING OUT FOR THE WORKS, THE CONTRACTOR SHALL ESTABLISH CONTROL STATIONS BASED ON THE TOPOGRAPHICAL SURVEY SUPPLIED AND CONFIRM ORIENTATION OF THE SITE GRID.
 - ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
 - ANY DISCREPANCIES WITH THE ORIGINAL SITE SURVEY MUST BE IMMEDIATELY REPORTED TO THE EMPLOYER.
 - ALL WORKS WITHIN THE ADOPTED HIGHWAY TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST SPECIFICATION FOR HIGHWAY WORKS AND TO THE REQUIREMENTS OF THE LOCAL AUTHORITY
- KEY:**
- SW ADAPTABLE MANHOLE
 - SW ADAPTABLE PIPE
 - SW DEMARCATION CHAMBER
 - FW ADAPTABLE MANHOLE
 - FW ADAPTABLE PIPE
 - FW DEMARCATION CHAMBER
 - PROPOSED ROAD GULLY
 - ROAD GULLY CONNECTION PIPE
 - FW RISING MAIN WITH TRACER TAPE
 - ATTENUATION TANK
 - TANKED PERMEABLE PAVING
 - IMPERMEABLE UTILITY CORRIDOR
 - SITE BOUNDARY
 - THRESHOLD DRAIN
 - DISHED CHANNEL
 - PRIVATE YARD GULLY
 - GARDEN DRAIN WITH GRAVEL FINISH
 - GARDEN DRAIN WITH TOPSOIL FINISH
 - LINEAR DRAIN (ADJACENT FRONT OF GARAGES)
 - FIN DRAIN (POROUS PAVING OUTFALL)
 - PRIVATE FW PIPE
 - PRIVATE FW INSPECTION CHAMBER
 - PRIVATE SW PIPE
 - PRIVATE SW INSPECTION CHAMBER
 - PRIVATE SW RODDING EYE
 - EXISTING FOUL WATER SEWER
 - EXISTING SURFACE WATER SEWER
 - SIL57.000 PRIVATE SURFACE WATER INVERT LEVEL
 - FI57.000 PRIVATE FOUL WATER INVERT LEVEL
 - +PBL56.00 PERMEABLE SUB-BASE FORMATION LEVEL
 - TREE ROOT PROTECTION AREA
 - EXISTING OIL PIPELINE & EASEMENT
 - ANCIENT WOODLAND OFFSET
 - PROPOSED WATER BUTT

C03	ROAD 4 EXTENT REVERSED, PLOT 36 PRIVATE SURFACE WATER DRAINAGE REVISED, RWP'S UPDATED TO SUIT NOBLE COMMENTS	TV	TA	28.11.24
C02	FI'S SHOWN	TV	TA	27.11.24
C01	UPDATED TO SUIT CLIENT COMMENTS	TV	TA	12.11.24
P02	PRIVATE DRAINAGE DESIGN ADDED	TV	TA	04.10.24
Rev	Description	Dwn	Chk	Date

REVISIONS				
Preliminary Issue	✓	Submitted for S104		
Planning Issue		Issued for Tender	✓	
Submitted for S38		Issued for Construction		
Submitted for S278		As Built		

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS

Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF

T: 01635 867 711 E: mail@stuartmichael.co.uk
F: 01635 861 715 W: www.stuartmichael.co.uk

DAVID WILSON HOMES
WHERE QUALITY LIVES

BARRATT HOMES

FINCHWOOD PARK
PARCEL 9

PROPOSED DRAINAGE
SHEET 2 OF 2

SITE	SEP' 2024	DRAWN	TV	CHECKED	TA	SCALE	1:250	SMA PROJECT NO.	C03	SMA PROJECT NO.	S860
H8686-SMA-XX-DR-CE-300161											
This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates											

PERMEABLE PAVING SCHEDULE				
PERMEABLE REF:	MIN GROUND LEVEL:	MAX GROUND LEVEL:	FORMATION LEVEL:	DEPTH RANGE (m):
PCP1	58.45	58.90	57.83-57.95	0.60-1.00
PCP2	57.70	58.30	57.50-57.02	0.60-1.21
PCP3	58.05	58.45	57.70-57.38	0.60-1.07
PCP4	58.55	58.55	57.93-57.75	0.62-0.80
PCP5	58.72	58.80	57.95-57.90	0.82-0.88
PCP6	58.50	58.75	58.00-57.82	0.60-0.86
PCP7	58.75	59.11	58.15-58.07	0.70-1.00
PCP8	58.70	58.93	58.15-58.07	0.60-0.86
PCP9	58.55	58.74	58.00-57.93	0.60-0.74
PCP10	58.40	58.64	57.36-57.30	0.62-0.94
PCP11	58.55	58.80	57.80-57.69	1.05-1.32