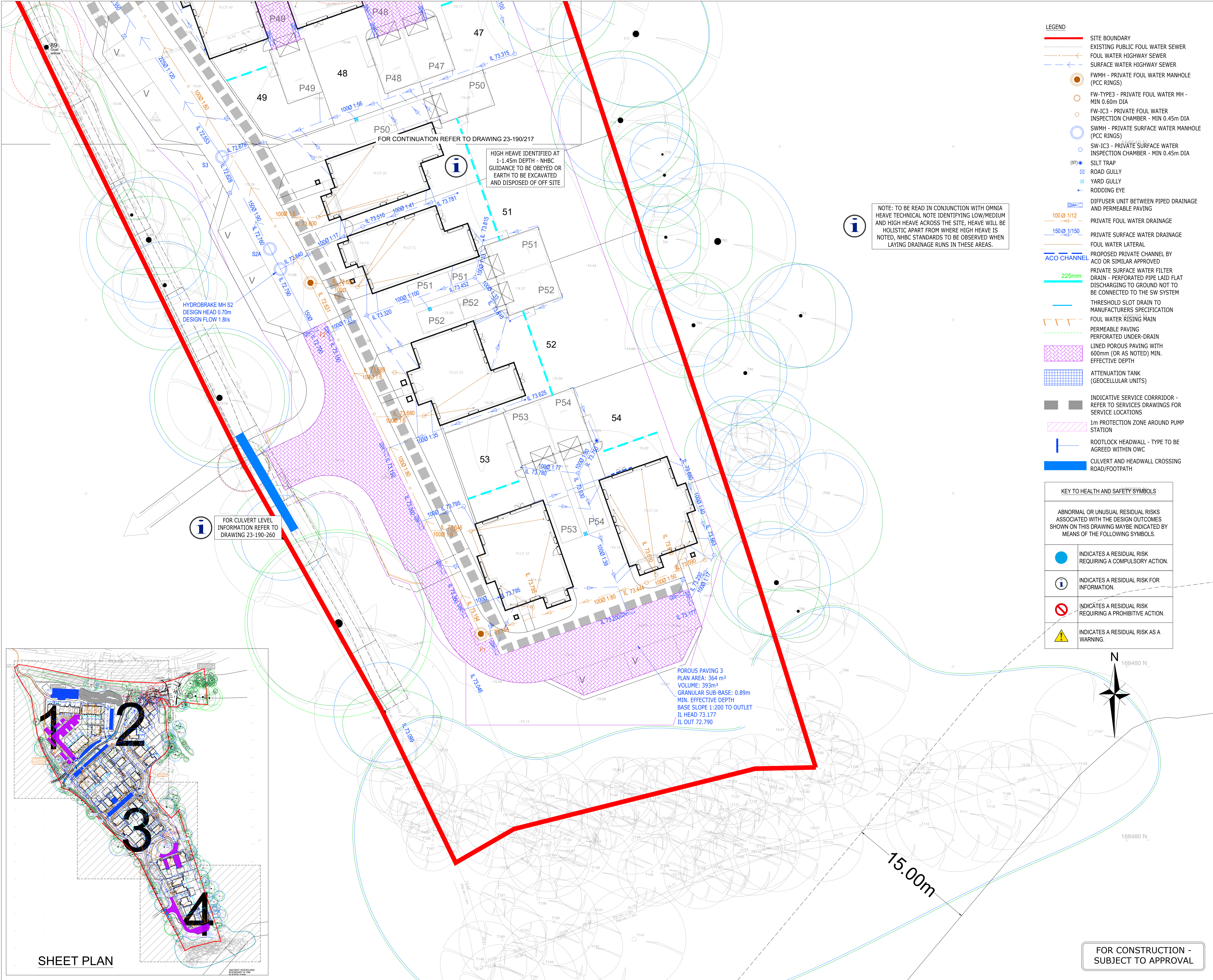




LEGEND

SITE BOUNDARY

EXISTING PUBLIC FOUL WATER SEWER

FOUL WATER HIGHWAY SEWER

SURFACE WATER HIGHWAY SEWER

FWMH - PRIVATE FOUL WATER MANHOLE (PCC RINGS)

FW-TYPE3 - PRIVATE FOUL WATER MH - MIN 0.60m DIA

FW-IC3 - PRIVATE FOUL WATER INSPECTION CHAMBER - MIN 0.45m DIA

SWMH - PRIVATE SURFACE WATER MANHOLE (PCC RINGS)

SW-IC3 - PRIVATE SURFACE WATER INSPECTION CHAMBER - MIN 0.45m DIA

SILT TRAP

ROAD GULLY

YARD GULLY

RODDING EYE

DIFFUSER UNIT BETWEEN PIPED DRAINAGE AND PERMEABLE PAVING

PRIVATE FOUL WATER DRAINAGE

PRIVATE SURFACE WATER DRAINAGE

FOUL WATER LATERAL

PROPOSED PRIVATE CHANNEL BY ACO OR SIMILAR APPROVED

PRIVATE SURFACE WATER FILTER DRAIN - PERFORATED PIPE LAID FLAT DISCHARGING TO GROUND NOT TO BE CONNECTED TO THE SW SYSTEM

THRESHOLD SLOT DRAIN TO MANUFACTURERS SPECIFICATION

PERMEABLE PAVING

PERFORATED UNDER-DRAIN

LINED POROUS PAVING WITH 600mm (OR AS NOTED) MIN. EFFECTIVE DEPTH

ATTENUATION TANK (GEOCELLULAR UNITS)

INDICATIVE SERVICE CORRIDOR - REFER TO SERVICES DRAWINGS FOR SERVICE LOCATIONS

1m PROTECTION ZONE AROUND PUMP STATION

ROOTCLOCK HEADWALL - TYPE TO BE AGREED WITHIN OWC

CULVERT AND HEADWALL CROSSING ROAD/FOOTPATH

KEY TO HEALTH AND SAFETY SYMBOLS

ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN OUTCOMES SHOWN ON THIS DRAWING MAYBE INDICATED BY MEANS OF THE FOLLOWING SYMBOLS.

INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.

INDICATES A RESIDUAL RISK FOR INFORMATION.

INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.

INDICATES A RESIDUAL RISK AS A WARNING.

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER.

2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.

3. EXISTING GROUND LEVELS (SHOWN TO AN ORDNANCE DATUM) ARE BASED ON "GROUND SURVEYS LTD" TOPOGRAPHICAL SURVEY - JOB NO. 5965 DATED 2023. ODYSSEY ASSUMES NO RESPONSIBILITY ON THE LEVEL OF ACCURACY OF SURVEY INFORMATION PROVIDED.

4. ALL DIMENSIONS SHOWN IN METERS UNLESS NOTED OTHERWISE.

5. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ONSITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.

6. PRIVATE DRAINAGE WORKS TO BE CARRIED IN ACCORDANCE WITH NHBC AND/OR BUILDING REGULATIONS 2010 (2015 EDITION), SIGMA HOMES STANDARDS AND TO THE CURRENT BRITISH STANDARD BS EN 752.

7. PRIVATE DRAINS TO BE CONSTRUCTED USING FLEXIBLY JOINTED VITRIFIED CLAY PIPES (HEPWORTH SUPERSLEVE OR SIMILAR APPROVED) OR UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS EN 1401, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE SPECIFICATIONS LISTED ABOVE.

8. SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO THE HIGHWAY, I.E. DRAINAGE CHANNELS SHOWN WILL INTERCEPT FLOWS FROM PRIVATE AREAS AND CONNECT INTO THE PRIVATE SYSTEM.

9. PRIVATE INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H; TABLE 11 AND MANHOLE SIZES TABLE 12.

10. ALL RWP'S TO HAVE RODDING ACCESS.

11. ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED OTHERWISE.

12. FIRST SURFACE WATER INSPECTION CHAMBER TO BE 600mm DEEP UNLESS SPECIFIED OTHERWISE. FIRST FOUL SEWER INSPECTION CHAMBERS TO BE 750mm DEEP UNLESS SPECIFIED OTHERWISE.

13. ALL DRAINAGE TESTING REQUIRED IS TO BE CARRIED OUT AT THE CONTRACTORS EXPENSE.

14. DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL AND THEN EXCAVATE THROUGH THE FILL MATERIAL INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE GRANULAR FILL MATERIAL WELL COMPACTED IN LAYERS NOT EXCEEDING 225 THICK.

15. ALL CHAMBERS/MANHOLE IMMEDIATELY UPSTREAM OF PERMEABLE PAVING DIFFUSERS AND PIPES UPSTREAM OF ATTENUATION TANKS TO INCORPORATE SILT TRAPS.

16. FOR PIPES WHERE MINIMUM COVER IN ACCORDANCE WITH BUILDING REGULATIONS PART H TABLES 8 TO 10 IS NOT MET CONCRETE SLAB / CONCRETE SURROUND PROTECTION MUST BE ADDED OR DUCTILE IRON PIPES USED INSTEAD.

17. TREE PROTECTION PLAN MUST BE CONSULTED PRIOR TO DRAINAGE WORKS AND ANY POTENTIAL CLASHES REPORTED TO THE CLIENT / ENGINEER AND ARBORICULTURIST IMMEDIATELY.

18. IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION AND THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.

19. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.

20. CONTRACTOR TO LOCATE THE POSITION AND DEPTH OF ALL SERVICES BEFORE COMMENCING ANY WORKS.

21. MH COVERS TO BE POSITIONED ¼ CARRIAGEWAY WIDTH OR OUT OF THE MAIN VEHICULAR WHEEL TRACKS AND OPPOSITE ROAD JUNCTIONS WHERE POSSIBLE.

22. RECESSED MANHOLE COVERS TO BE USED WHERE LOCATED WITHIN BLOCKWORK.

23. 100L WATER BUTTS TO BE PROVIDED TO ALL PRIVATE PLOTS TO ANTILER HOMES SPECIFICATION.

24. IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN, THERE ARE HOWEVER AREAS OF REQUIRED INFORMATION PENDING FURTHER INVESTIGATION. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.

EW

LG

BAQ

14.03.25

E

ISSUE FOR CONSTRUCTION

LG

SW

23.10.24

D

LAYOUT UPDATED AS PER ANTILER HOMES COMMENTS DATED 22.10.2024.

LG

SW

19.08.24

C

POROUS PAVING 3 GRANULAR SUB-BASE VOLUME AND LEVELS ADDED TO NOTATION. DRAINAGE DESIGN.

LG

SW

06.08.24

B

DRAINAGE REDESIGNED WITH REDUCED ROAD STORAGE SUB-BASE AND ADDITIONAL CELLULAR TANKS AS REQUESTED BY ANTILER HOMES

LG

SW

07.06.24

A

DRAINAGE UPDATED TO ALLOW FOR HEAVE TOLERANCES AS IDENTIFIED IN THE LATEST SI REPORT

LG

BC

29.04.24

Rev

Amendments

Drm

Chk

App

Date

ODYSSEY

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Job Title

ST ANNE'S DRIVE
WOKINGHAM

Drawing Title

DRAINAGE LAYOUT
SHEET 4 OF 4

Client

ANTLER HOMES

Scale

1:200 @A1

Date

JAN 24

Designed

LG

Drawn

LG

Checked

SW

Approved

SW

Job No

23-190

Drawing No

23-190-218

Rev

F

FOR CONSTRUCTION -
SUBJECT TO APPROVAL