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DRAINAGE NOTES:

1. Do not scale.
2. This drawing is to be read in conjunction with and checked against all other drawings, Engineering details, Specification and any structural, Geotechnical or other specialist document provided.
3. Site layout shown for context only, refer to other project drawings for details.
4. All adoptable drainage works to be constructed as detailed in design and construction guidance or as stipulated in the water authorities addendum.
5. All public sewers are to be the subject of a section 104 agreement of the water industry act 1991.
6. Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
7. The contractor is responsible for maintaining continuity of flow for all existing sewers within the site boundary and limit of works for the duration of the project.
8. All drainage ironworks to comply with bs en124, and be stamped with bsi kitemark. covers to suit loading as below;
 - -carriageways and roads - d400
 - -driveways and verges - c250
 - -footways and pedestrian areas - b125
 - -gardens/landscaping - a15
9. All sewer pipes, up to, and including 225mm are to be vitrified clay to BS EN295. All sewer pipes 300mm diameter and above to be concrete pipes to BS EN1916. Where agreed with adopting authority pipes up to and including 600mm diameter can be PVC-U to BS EN1404.
10. All drainage shall be installed and tested strictly in accordance with the manufacturers' printed instructions, bs en 752, bs en 1601, local water authority requirements and the building regulations.
11. All bedding shall be class s unless noted otherwise.
12. All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted type 1 granular sub-base material.
13. Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 1200mm of cover shall be encased in concrete bed and surround with associated movement joints. drainage laid beneath paths, footways and pedestrian areas with less than 900mm of cover shall be similarly treated.
14. Chambers with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety devices.
15. The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
16. All sewers to be abandoned must be surveyed to identify any lateral connections that are still live with any found to be reported to the engineer.
17. All foul and storm water drains which are not to be adopted as public sewers shall be in accordance with document h of the building regulations, together with nhbc standards chapter 5.3 and bs8301.
18. Where pipes pass through footings, retaining or screen walls, lintels to be provided over drains.
19. Where inverts are less than 0.6m deep inspection chambers (min dia. 190mm) or access fittings (225 x 100mm) to be used, elsewhere proprietary plastic, brick or pcc is to be used and sized in accordance with table 11 of document h of the building regulations [<0.6m to invert min dn300, >0.6m to invert min dn475].
20. Where required 1m deep root barrier of an approved type to be installed vertically along the back edging kerb of all areas of footway/ demarcation to protect from both proposed and future plantation.
21. Construction details subject to refinement through detailed design/technical approval process.

ALL PIPE BEDDING TO BE CLASS 'S' GRANULAR SURROUND UNLESS NOTED OTHERWISE ON THE DRAWING

Manhole cover levels are derived from a 3D digital terrain model, final cover levels to suit finished surfaces onsite.

Manhole covers to be located wholly within one surface i.e grass or hard standing/road. Manhole covers are to be fully accessible to users.

GENERAL KEY:

- Tree root protection area
- Proposed embankment - no steeper than 1:3 slopes

DRAINAGE KEY:

- Proposed headwall
- Bagwork headwall
- 300Ø Culvert Pipe
- Surface water pipe
- Surface water chamber
- Flow control chamber
- Surface water backdrop
- ACO Multdrain M100D Channel Drain or similar approved
- Gully and connection
- Rain garden tree pit and outfall
- Foul water pipe
- Foul water chamber

KEY PLAN
SCALE: NTS

FOR DRAINAGE WITHIN THE DEVELOPMENT REFER TO MJA DRAWINGS

Refer to R10-R14 Link Road Series for Additional Information

Terraced Edge to create informal seating and access during dry conditions to create additional space for informal recreation

ATTENUATION BASIN R11B
1.5m Depth
Main Basin Invert Level = 64.21m
Localised Dropped Depth Areas
Invert Level = 63.71m
Permanent Body of Water with a Depth of 500mm
Maximum Water Level = 65.41m
Top of Basin Level = 65.71m
300mm Freeboard
Discharge Limited to 8.9 l/s
Volume Provided: 3536m³

LANDSCAPE POND
2m Depth
Top of Pond Level = 66.55m
Invert Level = 64.55m
1 in 5 side slopes

15m Ancient Woodland Buffer

Proposed Bridle way Connection (TBC)

FOR CONTINUATION SEE SHEET 2

10m 0 10m 20m 30m 40m 50m
SCALE 1:500

Rev	Date	Description	Drawn	Checked
E	07.26	LAYOUT UPDATED	CLL	RF
D	03.26	AMENDED BASINS, SOUTHERN FOOTPATH AND NEW ALLOTMENT IMPLEMENTED	AS	RF
C	09.25	LAYOUT UPDATED	CLL	RF
B	07.25	LAYOUT UPDATED, DRAINAGE AND REFERENCES REVISED	JJS	RF
A	03.25	FIRST ISSUE	JJS	RF

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Client
KIER PROPERTY DEVELOPMENTS LIMITED

Project
SOUTH WOKINGHAM SDL PHASE 2B R11 RESERVED MATTERS APPLICATION

Title
DRAINAGE LAYOUT SHEET 2

Status

Scale	Date	Drawn	Checked
1:500 @ A0	MARCH 2025	JJS	RF

Drawing No: A389-R11-RM-502
Revision: E