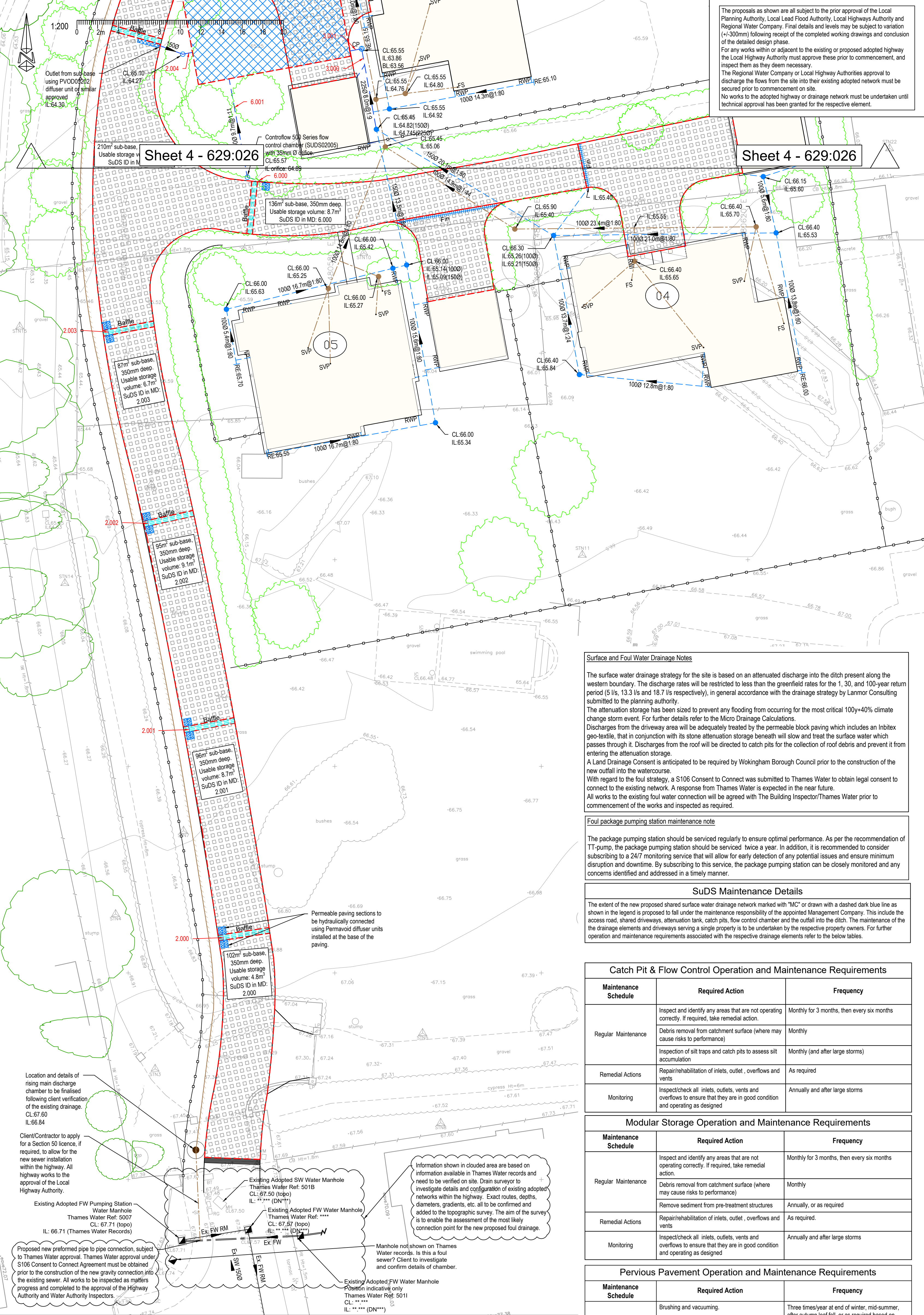




© BEAL Consulting Engineers Ltd. All rights reserved. No part of this document may be reproduced, stored in a retrieval system or transmitted, in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of BEAL Consulting Engineers Ltd.

- NOTES:
- Do not scale from this drawing. This drawing shall be read in conjunction with all other relevant Architect's and Engineer's drawings.
 - Any discrepancies, ambiguities, or anomalies in the information provided on this or any of the engineering drawings package must be reported prior to work proceeding.
 - All accommodation work deemed necessary to facilitate a satisfactory link between the new works and the existing to be undertaken by the developer.
 - It is the contractor's responsibility to locate all existing services and verify their level & location prior to commencing any works. Should they be affected by the works then the respective statutory undertaker should be contacted and any special protection requirements agreed.
 - All highway works shall be undertaken in accordance with the Local Highway Authorities Design Guide and Specification and strictly in accordance with the 'Specification for Highway Works'. All drainage works shall be undertaken in accordance with the 'Design & Construction Guidance', and any other Regional Water company requirements. All works to be supervised/inspected as required by the relevant Inspector.
 - All works must comply with current Health and Safety guidance & standards. All temporary signing to comply with Traffic Signs Manual - Chapter 8.
 - All products are to be installed and maintained strictly in accordance with manufacturer's recommendations & guidelines.

Surface Water Drainage Legend	
	New surface water sewer proposed to fall under the maintenance responsibility of the Management Company (MC)
	Denotes drainage element that fall under the maintenance responsibility of the appointed Management Company
	New surface water drainage (min gradient@1:80) to fall under the management responsibility of the property owner
	New shallow surface water inspection chamber (typ. 450mm dia.) up to 1.2m deep
	New deep surface water inspection chamber (typ. 450mm dia.) up to 3m deep with access opening restricted to 350mm diameter
	New surface water catchpit chamber (typ. 600mm dia. for pipe greater than 1500 and 450mm dia. for pipe up to 1500) up to 3m deep. Restict access opening to 350mm Ø for depth greater than 1.2m (cover level to base of chamber).
	New surface water rodding eye
	New rain water down pipe with rodding access point
	Slot drain, Aco Hexdrain brickslot drainage system.
	Aco Channel, Aco HexDrain Garage System.
	Formpave SC Findrain or similar approved laid at the base of the permeable paving sub-base to collect/transport surface water to outlet.
	450mm concrete baffle, see details.
	Extent of permeable paving with sub-base attenuation under, min. 350mm thick of sub-base type 4/20 (min 30% voids), sub-base formation level to fall towards outlet. Full impermeable tanking to sub-base to be provided.
	New SEL Permavoid diffuser unit PVOD05101 (or similar approved) pre-wrapped in 2mm mesh with 110mm Ø socket used as outlet of permeable paving sub-base. Dimensions: 710 x 710 x 150mm
	Aquecell Core-R/Plus-R storm water storage units (each 1.0x0.5x0.4), or similar approved, installed in accordance with manufacturer's instructions (see also construction details). To be fully encapsulated with impermeable membrane to maintain storage. Vent pipe to be provided and brought up close to ground level (see details).
	Root protection areas.
	Potential surface water flood exceedance route. For storm events in excess of design storm event (1:100y + 40% c/c).
	Proposed landscaping.

Foul Water Drainage Legend	
	New foul drain/sewer (see 'Non Adopted Drainage Notes' for requirements)
	New shallow foul water inspection chamber (typ. 450mm dia.) up to 1.2m deep
	New deep foul water inspection chamber (typ. 450mm dia.) up to 3m deep with access opening restricted to 350mm diameter
	New soil and vent pipe
	New floor socket
	New trapped bottle gully

Existing Drainage Legend	
	Existing adopted foul water manhole
	Existing adopted foul water sewer
	Existing adopted rising main foul water sewer
	Existing adopted surface water manhole
	Existing adopted surface water sewer

Note

The proposals as shown are all subject to the prior approval of the Local Planning Authority, Local Highway Authority and Local Water Authority. No works to the adopted highway or drainage network must be undertaken until technical approval has been granted for the respective element.

APPLICATION NOTES	
The Client intention is for the proposed new drainage to remain private. Therefore a S104 application is not required.	
S104 Application - Not required.	
S106 Application - Submitted. Waiting for Thames Water capacity assessment and confirmation of point of connection.	
Land Drainage Consent - Waiting for client instruction.	

PRELIMINARY

P1	26/02/25	Pipe identification numbers added.	
Rev:	Date:	Description:	
Client:			
			
Project:			
Johnson Drive, Finchampstead			
Drawing Title:			
Drainage Layout (Sheet 2 of 2)			
		Haddenham Business Centre, Chiltern House, Thame Road, Haddenham, Bucks, HP17 8BY. 01844 396233  www.beal-uk.com	
Designed: FD		Drawn: SRC	
Scale: 1:200 @ A1		Date: Oct 2024	
Approved: ----		Approved: ----	
Drawing Number: 629:027		Revision: P1	