FOR PLAY SPACE SOFT LANDSCAPING DESIGN REFER TO LVIA DRAWINGS ANT1422-21

FOR CONTINUATION REFER TO DRAWING 23-190/216

FOR CONTINUATION REFER TO DRAWING 23-190/217

GEOCELLULAR ATT TANK 5
PLAN AREA: 345m²
HEIGHT: 0.4m
IL OUT 70.250

GEOCELLULAR ATT TANK 2
PLAN AREA: 172m²
HEIGHT: 0.6m
IL OUT 69.600

NOTE: TO BE READ IN CONJUNCTION WITH OMNIA HEAVE TECHNICAL NOTE IDENTIFYING LOW/MEDIUM AND HIGH HEAVE ACROSS THE SITE, HEAVE WILL BE HOLISTIC APART FROM WHERE HIGH HEAVE IS NOTED, NHBC STANDARDS TO BE OBSERVED WHEN LAYING DRAINAGE RUNS IN THESE AREAS.

HIGH HEAVE IDENTIFIED AT 3m DEPTH - NHBC GUIDANCE TO BE OBEYED OR EARTH TO BE EXCAVATED AND DISPOSED OF OFF SITE

FW GULLY CONNECTION

PUMPING STATION

PUMPING STATION DESIGN BY OTHERS

INDICATIVE REQUIREMENT FOR A PRIVATE PUMP STATION & EMERGENCY STORAGE. VOLUME REQUIRED BASED ON 54 PLOTS / 5 PEOPLE PER PLOT / 150 LITRES PER PERSON = 40.5m³
KIOSK LOCATION AND ALL ELECTRICS TO BE RAISED AND DRY ABOVE FLOOD LEVEL, TANK TO BE SEALED AND VENTS TO BE RAISED ABOVE GROUND, COVER SLAB AND ACCESS CHAMBERS ARE RAISED MIN. 100mm ABOVE EXISTING GROUND

POROUS PAVING S24
PLAN AREA: 620m²
VOLUME: 742m³
GRANULAR SUB-BASE: 0.86m
MIN. EFFECTIVE DEPTH
BASE SLOPE 1:200 TO OUTLET
IL HEAD 70.165
IL OUT 69.800

HYDROBRAKE MH S26
DESIGN HEAD 1.19m
DESIGN FLOW 7.5l/s
MH COVER TO BE OUT OF FOOTPATH

HYDROBRAKE MH S32
DESIGN HEAD 0.63m
DESIGN FLOW 1.5l/s

DITCH INVESTIGATION REQUIRED, EXISTING LEVELS AND OUTFALL TO BE CONFIRMED

DITCH INVESTIGATION REQUIRED, EXISTING LEVELS AND OUTFALL TO BE CONFIRMED

FOR CULVERT LEVEL INFORMATION REFER TO DRAWING 23-190-260

FOR CULVERT LEVEL INFORMATION REFER TO DRAWING 23-190-260

FOR CONSTRUCTION - SUBJECT TO APPROVAL

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.

N

SHEET PLAN

NOTES

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 "GROUNDSURVEYS 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.
5. 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.
6. 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.
7. 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.
8. PRIVATE INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H; TABLE 11 AND MANHOLE SIZES TABLE 12.
9. ALL RWP'S TO HAVE RODDING ACCESS.
10. ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED OTHERWISE.
11. FIRST SURFACE WATER INSPECTION CHAMBER TO BE 600mm DEEP UNLESS SPECIFIED OTHERWISE. FIRST FOUL SEWER INSPECTION CHAMBERS TO BE 750mm DEEP UNLESS SPECIFIED OTHERWISE.
12. ALL DRAINAGE TESTING REQUIRED IS TO BE CARRIED OUT AT THE CONTRACTORS EXPENSE.
13. 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.
14. ALL CHAMBERS/MANHOLES IMMEDIATELY UPSTREAM OF PERMEABLE PAVING DIFFUSERS AND PIPES UPSTREAM OF ATTENUATION TANKS TO INCORPORATE SILT TRAPS.
15. 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.
16. TREE PROTECTION PLAN MUST BE CONSULTED PRIOR TO DRAINAGE WORKS AND ANY POTENTIAL CLASHES REPORTED TO THE CLIENT / ENGINEER AND ARBORICULTURIST IMMEDIATELY.
17. IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION AND THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.
18. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
19. CONTRACTOR TO LOCATE THE POSITION AND DEPTH OF ALL SERVICES BEFORE COMMENCING ANY WORKS.
20. MH COVERS TO BE POSITIONED ¼ CARRIAGEWAY WIDTH OR OUT OF THE MAIN VEHICULAR WHEEL TRACKS AND OPPOSITE ROAD JUNCTIONS WHERE POSSIBLE
21. RECESSED MANHOLE COVERS TO BE USED WHERE LOCATED WITHIN BLOCKWORK.
22. 100L WATER BUTTS TO BE PROVIDED TO ALL PRIVATE PLOTS TO ANTLER HOMES SPECIFICATION.
23. IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED IT'S 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.

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
- 100 Ø 1/12 — PRIVATE FOUL WATER DRAINAGE
- 150 Ø 1/150 — PRIVATE SURFACE WATER DRAINAGE
- FOUL WATER LATERAL
- ACO CHANNEL — PROPOSED PRIVATE CHANNEL BY ACO OR SIMILAR APPROVED
- 225mm — 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
- FOUL WATER RISING MAIN
- PERMEABLE PAVING PERFORATED UNDER-DRAIN
- LINED POROUS PAVING WITH 600mm (OR AS NOTED) MIN. EFFECTIVE DEPTH
- ATTENUATION TANK (GEOCELLULAR UNITS)
- INDICATIVE SERVICE CORRRIDOR - REFER TO SERVICES DRAWINGS FOR SERVICE LOCATIONS
- 1m PROTECTION ZONE AROUND PUMP STATION
- ROOTLOCK HEADWALL - TYPE TO BE AGREED WITHIN OWC
- CULVERT AND HEADWALL CROSSING ROAD/FOOTPATH

Rev	Amendments	Drn	Chk	App	Date
H	ISSUE FOR CONSTRUCTION	EW	LG	BAC	14.03.25
G	STORAGE TANK 1 SIZE REDUCED AND STORAGE TANK 2 SPLIT FOR SERVICES, MH POSITIONS AMENDED TO SUIT FOLLOWING ANTLER INSTRUCTION.	LG	SW	SW	20.02.25
F	LAYOUT UPDATED AS PER ANTLER HOMES COMMENTS DATED 22.10.2024.	LG	SW	SW	23.10.24

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Job Title: ST ANNE'S DRIVE WOKINGHAM

Drawing Title: DRAINAGE LAYOUT SHEET 1 OF 4

Client: ANTLER HOMES

Scale	Date	Designed
1:200 @A1	JAN24	LG
Drawn	Checked	Approved
LG	SW	SW
Job No	Drawing No	Rev
23-190	23-190-215	H

P:\23-190 - St Anne's Drive, Wokingham (Antler)\TechAcad\Drawings\200 Series - Engineering\23-190-215 - 219 - Drainage Layout.dwg