

SURFACE WATER DRAINAGE OPTION 1

SURFACE WATER DRAINAGE OPTION 2

KEY - PROPOSED PRIVATE SURFACE WATER DRAINAGE

SURFACE WATER DRAIN

PPIC

RODDING EYE

SLOTTED DRAIN

RAINWATER PIPE

GEOCELLULAR TANK

WATER BUTT

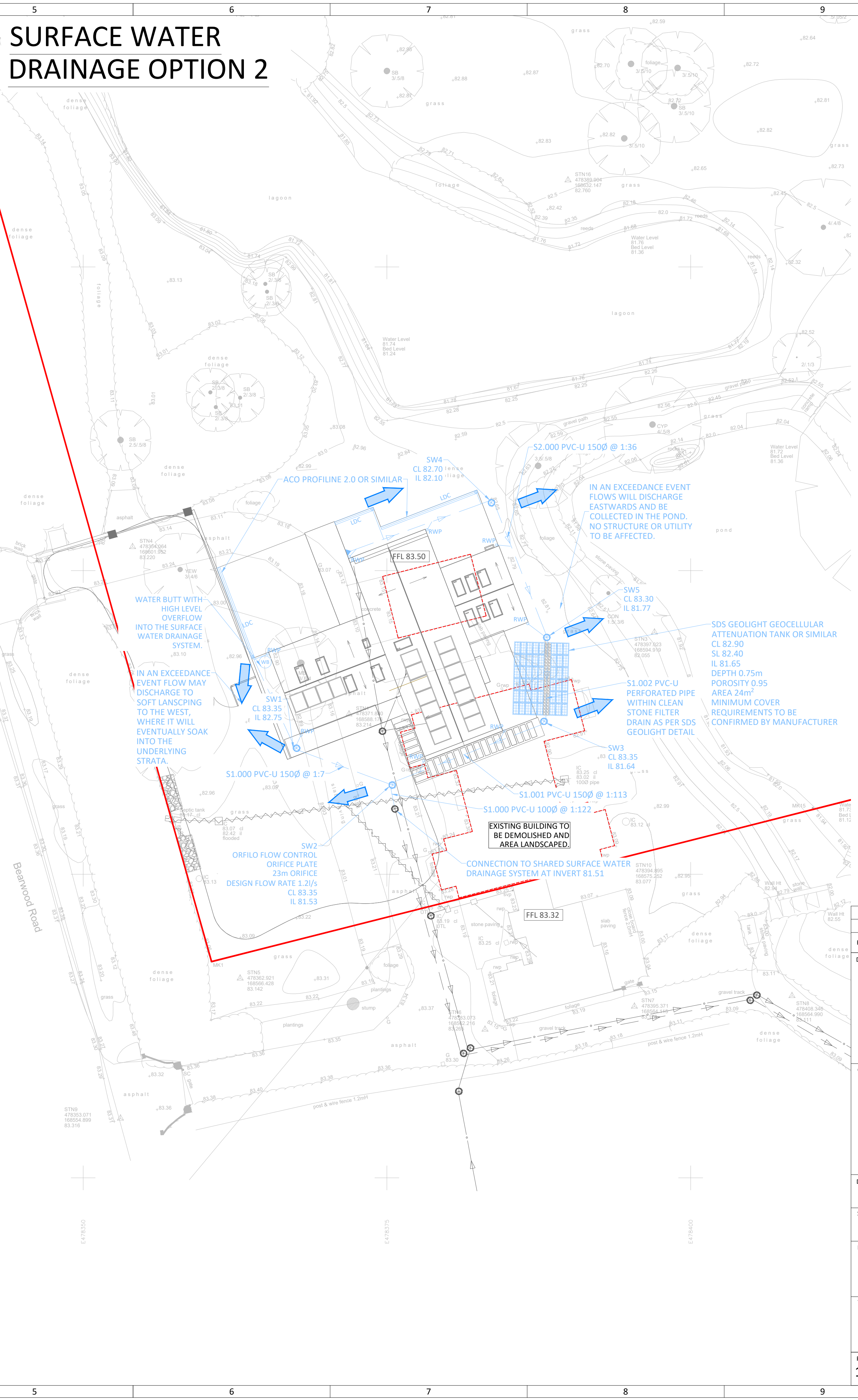
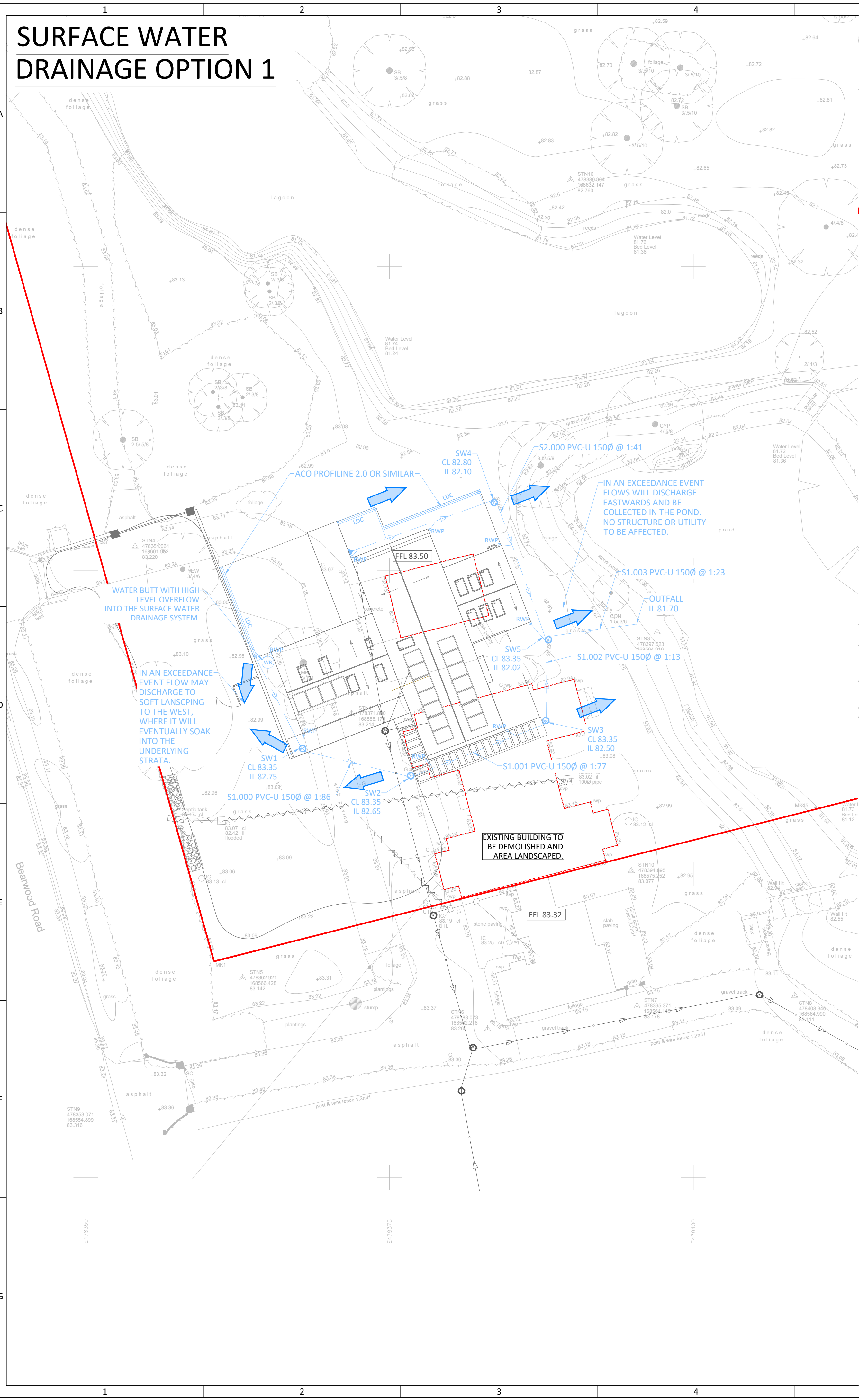
PROPOSED SHARED PRIVATE FOUL DRAIN

PROPOSED SHARED PRIVATE SURFACE WATER DRAIN

FLOOD EXCEEDANCE ROUTING

DRAINAGE NOTES- PRIVATE DRAINAGE

1. ALL PRIVATE DRAINAGE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART H.
2. WHERE CHAMBERS ARE LOCATED WITHIN VEHICULAR TRAFFICKED ACCESS, TO BE D400 LOADING CLASS. WHERE WITHIN SOFT LANDSCAPE, TO BE B125 LOADING CLASS.
3. ALL DRAINAGE ARRANGEMENTS ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR ONSITE.
4. PRIVATE FOUL WATER DRAIN ROUTE UNDER SLAB IS INDICATIVE ONLY; BEDDING, PIPE MATERIAL AND PENETRATION OF PROPERTY WALL DETAILS BY OTHERS.
5. CONTRACTOR TO REVIEW ALL BELOW SLAB PRIVATE DRAINAGE AND ENSURE, WHERE REQUIRED, FOUNDATION PENETRATIONS/PLINTHS ARE PROVIDED IN ACCORDANCE WITH STRUCTURAL ENGINEER REQUIREMENTS.
5. ***IMPORTANT NOTE *** WHERE RETAINING WALLS AND PLOT/GARAGE FOUNDATIONS ARE IN THE CLOSE VICINITY OF PRIVATE (AND ADOPTABLE) DRAINAGE, ALL FOUNDATIONS ARE TO BE BELOW INVERT LEVELS OF PIPES / TANKS AS NOT TO CAUSE LOADING ONTO DRAINAGE.
6. DRAINAGE TO BE CONSTRUCTED FROM THE DOWNSTREAM END FIRST AND INVERT LEVEL OF EXISTING DRAIN TO BE VERIFIED IN THE FIRST INSTANCE, AND PRIOR TO ANY UPSTREAM CONSTRUCTION.
7. ALL RAINWATER PIPE LOCATIONS ARE INDICATIVE AND SUBJECT TO SETTING OUT BY ARTEL31 AT DWETAILED DESIGN STAGE.



B	UPDATED SITE LAYOUT	11/03/26	JJ	RP
A	FIRST ISSUE	30/01/26	JJ	RP
REV.	DESCRIPTION	Date	BY	CHK

DESIGN BY:



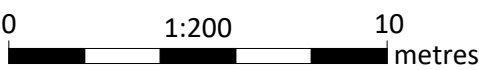
CLIENT:

JOE KAY

DRAWING STATUS:

DISCHARGE OF PLANNING CONDITIONS

SCALE @ A1:



PROJECT:

BEARWOOD ROAD, WOKINGHAM

TITLE:

SURFACE WATER DRAINAGE LAYOUT

PROJECT No: 19721
DRAWING No: TUM-DD-XXX-3000

REV:

B