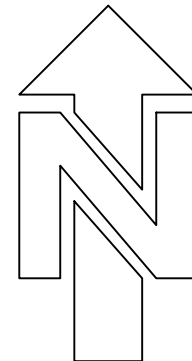




DO NOT SCALE



DRAINAGE LEGEND

- Existing surface water pipe
- Existing foul water pipe
- Foul water sewer, to be adopted under S104 agreement
- Surface water sewer, to be adopted under S104 agreement
- Surface water drain, to be adopted by Highway Authority
- Adoptable foul water manhole
- Adoptable water manhole
- Surface water manhole, to be adopted by Highway Authority
- Trapped road gully, to be adopted by Highway Authority
- Denotes extent of permeable block paved car park.

ENGINEERING NOTES

- This drawing to be read in conjunction with all relevant Architects, Engineers and Subcontractors drawings and details.
- This drawing is based on topographical survey by Benjamin Moore Land Surveys Ltd:
Drawing Number 1141-613
Dated 11/09/23
- All levels relate to levels given on survey drawing

SURFACE WATER DESIGN NOTES

- It is understood that ground conditions are suitable for infiltration drainage techniques. Therefore, it is proposed to drain surface water infiltration.
- Surface water runoff from roof and impermeable driveways is directed into an underground drainage system, which is then conveyed to an infiltration basin (349.67m²) for all storm events up to and including a 1 in 45% allowance for climate change.
- Permeable driveways/parking are designed to facilitate the infiltration of surface water into the ground, ensuring they can accommodate surface water runoff from permeable driveways for all storm events up to and including a 1 in 45% allowance for climate change. All permeable drives are proposed to have a minimum of 260mm deep porous sub-base.
- Runoff from adoptable road is directed to a network of below ground drainage which connects to surface water sewer situated at Rogers Way.
- Foul water from the development is proposed to discharge into the foul water sewer located at Rogers Way.

ADOPTABLE DRAINAGE IS SUBJECT TO APPROVAL

P2	UPDATED TO SUITE AMENDED SITE	HGAE	04.07.24
P1	FIRST ISSUE	FA	16.10.23
MK	REVISION	BY	DATE

DRAWING STATUS
PRELIMINARY

DRAWING TITLE
DRAINAGE STRATEGY SHEET 2

PROJECT
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Drawn FA	Ch'kd LJK	Scales 1:200 @ A1	Date SEP 23
Purpose of Issue FOR PLANNING			
Project Number P23-295	Drawing Number SK103		Revision P2