

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 100 year + 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

P3	UPDATED TO SUITE NEW BASIN SHAPE	MI	14.08.24
P2	UPDATED TO SUITE AMENDED SITE LAYOUT	HC/AE	04.07.24
P1	FIRST ISSUE	FA	16.10.23
MK	REVISION	BY	DATE

DRAWING STATUS

PRELIMINARY

DRAWING TITLE

DRAINAGE STRATEGY
SHEET 1 OF 2

PROJECT

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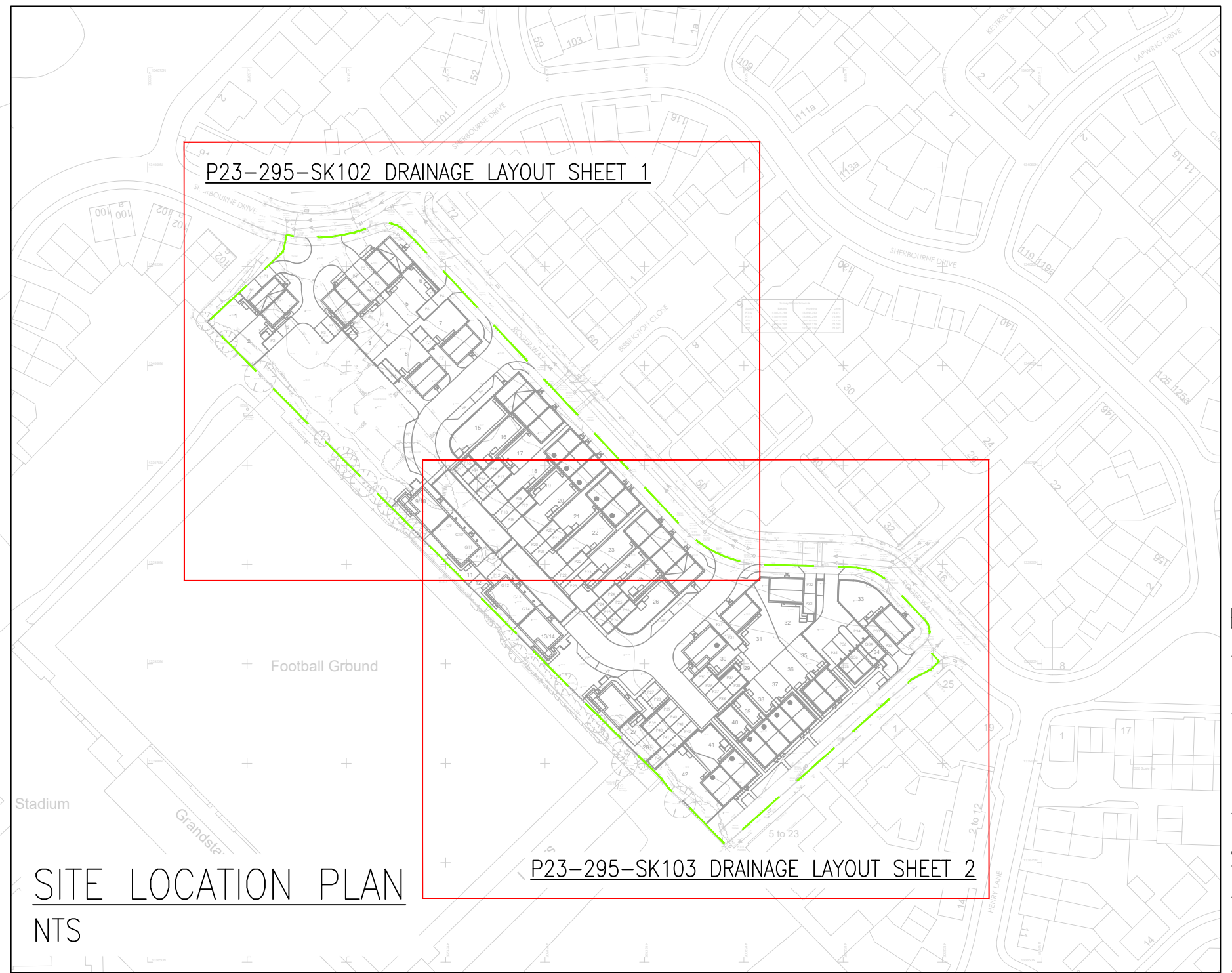
London, Henley-on-Thames, Gloucester and Exeter

Drawn	Ch'kd	Scales	Date
FA	LJK	1:200 @ A1	SEP 23

Purpose of Issue

FOR PLANNING

Project Number	Drawing Number	Revision
P23-295	SK102	P3



Maximum water level = 72.484m
Maximum water volume = 125.6m³
up to and including 1 in 100 year + 45% climate change

Infiltration basin to take flows from all storm events up to and including a 1 in 100 year + 45% allowance for climate change.
Infiltration basin:
Top area = 309m²
Base area = 31.0m²
Top level = 73.08m
Base level = 71.40m