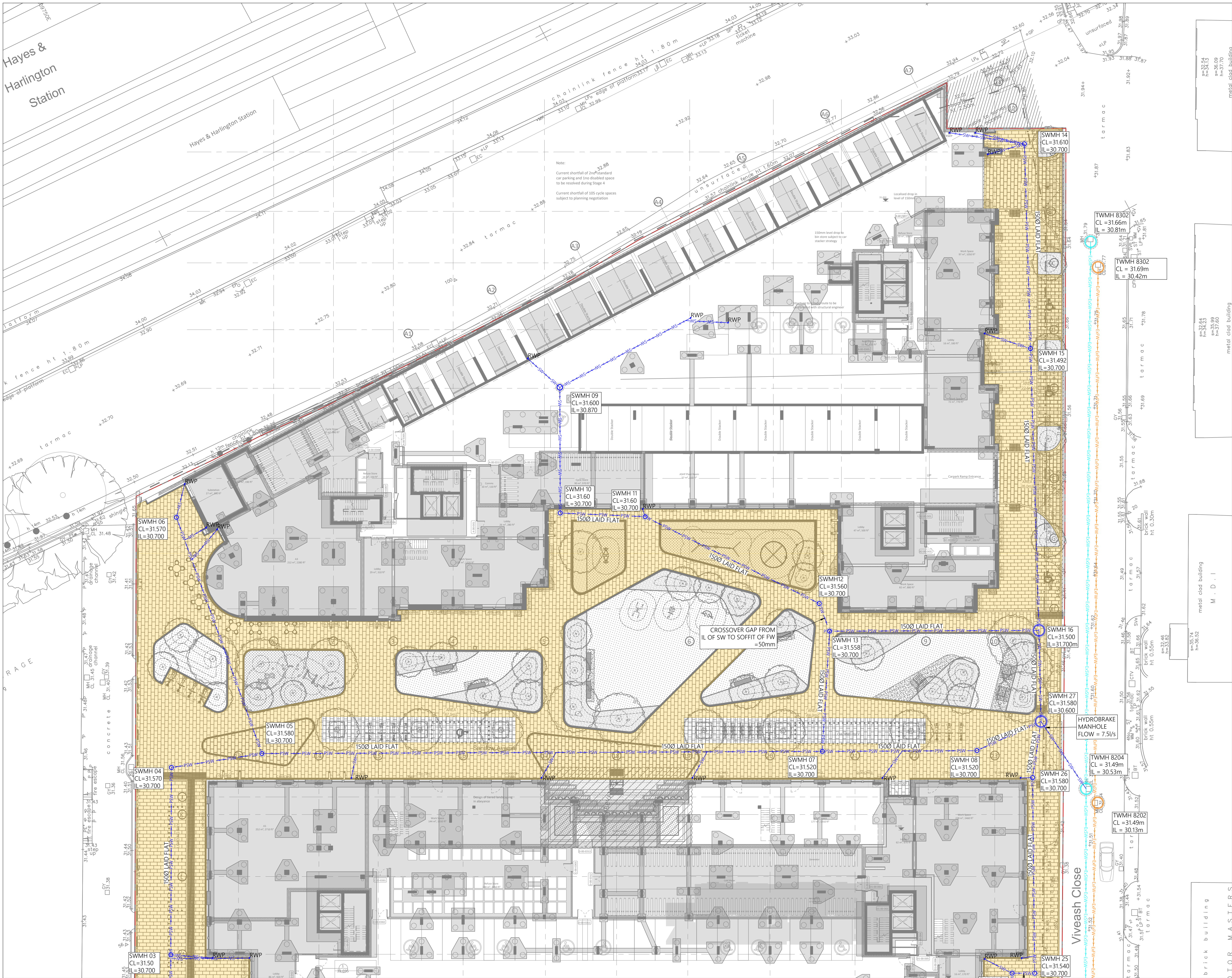




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- NOTES:
- DO NOT SCALE FROM THIS DRAWING.
 - THIS DRAWING IS FOR INFORMATION ONLY AND SHOULD BE USED FOR CONSTRUCTION PURPOSES.
 - ALL LEVELS ARE IN METRES ABOVE ORDINANCE DATUM AND ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
 - IN LINE WITH NPPF GUIDANCE THE DRAINAGE DESIGN HAS BEEN DESIGNED WITH NO FLOODING FOR A 100YEAR STORM PLUS 40% CLIMATE CHANGE EVENT.
 - BELOW GROUND DRAINAGE PIPEWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH BS EN 12056, BS EN 752 AND THE NATIONAL BUILDING REGULATIONS APPROVED DOCUMENT H.
 - THE INFORMATION SHOWN ON THIS DRAWING IS PRELIMINARY AND INDICATIVE ONLY AND IS SUBJECT TO CHANGE THROUGH SITE INVESTIGATIONS, DETAILED DESIGN AND CO-ORDINATION.
 - DISCHARGE RATES AND LOCATIONS ARE SUBJECT TO CONFIRMATION THROUGH SURVEY AND DISCUSSIONS WITH THE LLFA AND THAMES WATER.
 - OPEN AREAS IN THE PODIUM DRAINED BY THE INTERNAL DRAINAGE SYSTEM WILL DISCHARGE TO THE FOUL WATER SEWER DUE TO POTENTIAL CONTAMINATION FROM CAR PARKING AREAS.
 - SVPs, SSs AND RWP's LOCATIONS ARE CURRENTLY UNDER REVIEW BY MEP AND ARCHITECT AND WILL REQUIRE FURTHER COORDINATION AT THE NEXT DESIGN STAGE.
 - SURFACE WATER DISCHARGE RATES HAVE BEEN REDUCED IN LINE WITH PLANNING CONDITION REQUEST.
 - THE DRAINAGE NETWORK SHOULD BE CONSTRUCTED FROM THE OUTFALL BACKWARDS. THE SURFACE WATER DRAINAGE SYSTEM IS VERY SHALLOW AND REQUIRES A HIGHER DEGREE OF ACCURACY IN CONSTRUCTION THAN USUAL DRAINAGE NETWORKS. THERE IS NO TOLERANCE FOR MIS-INSTALLED MANHOLES TO DEEP DUE TO THE CONSTRAINTS OF THE SURROUNDING THAMES WATER SEWERS WHICH ARE AT SHALLOW LEVELS.

- KEY
- SITE BOUNDARY
 - ExFW --- ExFW --- EXISTING FOUL WATER SEWER
 - ExSW --- ExSW --- EXISTING SURFACE WATER SEWER
 - SW --- SW --- PROPOSED SURFACE WATER SEWER
 - PSW --- PSW --- PROPOSED PERFORATED PIPE
 - PROPOSED SURFACE WATER INSPECTION CHAMBER
 - PROPOSED SURFACE WATER MANHOLE
 - PROPOSED RAIN WATER PIPE
 - PERMEABLE PAVING

P2	29/10/2021	STAGE 3+ ISSUE	CR	CR
REV	DATE	DESCRIPTION	DRN	APP
STATUS				

PRELIMINARY ISSUE

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PROJECT

NESTLES AVENUE

DRAWING TITLE					
SURFACE WATER BELOW GROUND DRAINAGE LAYOUT SHEET 1					
JOB NO.	1026	DATE	20/08/21	SCALE	1:200
DRN	CR	DES	CR	CHK	AOR
				APP	CR
DRAWING NUMBER					REV
1026-C-DR-0101					P2

