

Soakaway 1  
Proposed grate type soakaway to maximize void ratio crates to be wrapped in geotextile to prevent siltation. (3.0m x 3.9m x 1.0m) designed not to flood in 1 in 100 Year storm event plus 40% for climate change.  
Depth from invert level of incoming pipe to base of soakaway 1m. Refer to calculations for clarification of design.

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Soakaway 2  
Proposed grate type soakaway to maximize void ratio crates to be wrapped in geotextile to prevent siltation. (3.3m x 1.5m x 1.5m) designed not to flood in 1 in 100 Year storm event plus 40% for climate change.  
Depth from invert level of incoming pipe to base of soakaway 1m. Refer to calculations for clarification of design.

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Access, Parking & Patio  
Hardstanding to be constructed using permeable paving

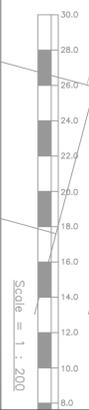
Proposed new manhole to be constructed on existing private Foul sewer. Connection subject to INDIRECT S106 approval by local water authority.  
CL: 55.00  
IL: 53.70  
Invert level and location assumed and to be confirmed on site prior to ANY construction

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN ONN POINT CIVIL ENGINEERING AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. WORK TO FIGURED DIMENSIONS ONLY.
3. THIS DRAWING SHOULD ONLY BE USED AS INTENDED
4. ALL DIMENSIONS IN METERS UNLESS STATED OTHERWISE.
5. ALL PRIVATE DRAINAGE WORKS ARE TO COMPLY WITH THE REQUIREMENTS OF BS 752 BUILDING DRAINAGE AND BUILDING REGULATIONS 2000 APPROVED DOCUMENT H 2002 EDITION. ALL ADOPTABLE DRAINAGE TO COMPLY WITH THE REQUIREMENTS OF SEVERN TRENT WATER AND SEWERS FOR ADOPTION (6th EDITION), INCLUDING THE RELEVANT PROVISIONS OF THE COMBINED ADDENDUM.
6. ALL MATERIALS, UNLESS SPECIFIED OTHERWISE, SHALL COMPLY WITH THE RELEVANT BRITISH STANDARD. SOURCES OF MATERIALS ARE TO BE AGREED WITH THE EMPLOYER'S REPRESENTATIVE/ENGINEER IN ADVANCE OF THE WORKS.
7. ALL DISCREPANCIES IN THE DETAILS SHOWN TO BE REPORTED TO THE EMPLOYER'S REPRESENTATIVE/ENGINEER PRIOR TO CONSTRUCTION.
8. LOCATION AND LEVELS OF EXISTING DRAINAGE RUNS ARE BASED UPON SEWER RECORD PLANS AND MUST BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.
9. ALL EXISTING SERVICES TO BE LOCATED PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS WHERE NECESSARY PROTECTION OR DIVERSIONS TO BE UNDERTAKEN TO AVOID CONFLICT WITH THE PROPOSED WORKS.
10. ALL ADOPTABLE DRAINAGE AND FITTINGS TO BE FLEXIBLY JOINTED CLAYWARE TO BS EN295 OR CONCRETE TO BS5911 PART 100. FLEXIBLY JOINTED UPVC PIPES AND FITTINGS TO WS NO 4-13-05 MAY BE USED FOR PRIVATE BUILDING DRAINAGE SYSTEMS ONLY.
11. TYPICAL PIPE BEDDING TO DRAINAGE WHERE DEPTH TO SOFFIT IS GREATER THAN 600mm IN LANDSCAPED AREAS AND GREATER THAN 1200mm IN ADOPTABLE HIGHWAYS AND 900mm IN OTHER TRAFFICKED AREAS IS TO BE CLASS 5 (I.E. 10-14mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES UP TO 525 Dia AND 20 - 40mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES GREATER THAN 525 Dia)
12. CONCRETE MIXES INDICATED ON THIS DRAWING ARE DESIGNATED MIXES CONFORMING TO BS 8500-1, 2002.
13. A FLEXIBLE JOINT SHALL BE PROVIDED AS CLOSE AS IS FEASIBLE TO OUTSIDE FACE OF ANY STRUCTURE INTO WHICH A PIPE IS BUILT, COMPATIBLE WITH THE SATISFACTORY COMPLETION AND SUBSEQUENT MOVEMENT OF THE JOINT. THE LENGTH OF THE NEXT PIPE (ROCKER PIPE) AWAY FROM THE STRUCTURE SHALL BE AS SHOWN IN THE TABLE BELOW.
14. NOMINAL DIAMETER - 150mm-600mm = EFFECTIVE LENGTH 600mm
15. RWP & SVP LOCATIONS TO BE CONFIRMED ONSITE PRIOR TO ANY CONSTRUCTION
16. COVER LEVELS TO BE UPDATED ON RECEIPT OF EXTERNAL LEVELS DRAWINGS
17. SOAKAWAYS SIZED BASED ON PERCOLATION TESTS CARRIED OUT BY PT(WEST MIDLANDS) LTD

**KEY:**

- 450mm (DIA MH) PRIVATE SURFACE WATER SEWER. SEE SIMULATION CALCULATIONS FOR PIPE AND MANHOLE SIZES
- RODDING EYE SIMULATION CALCULATIONS FOR PIPE AND MANHOLE SIZES
- 1800mm (DIA MH) PRIVATE FOUL SEWER. PIPE TO BE 150mm IN DIAMETER AND MANHOLE TO BE POLYTHENE 450mm IN DIAMETER UP TO 1m DEPTH AND 1200mm DIAMETER CONCRETE RINGS GRATER THAN 1m DEPTH OR WITHIN ROAD
- 1200mm (DIA MH)
- 150mm (DIA MH)
- 450mm (DIA MH)



REV:	DESCRIPTION:	BY:	DATE:
STATUS:		PLANNING ISSUE	



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SITE: 38 & 40 SILVERFOX CRESCENT  
RG5 3JA

TITLE: PROPOSED DRAINAGE LAYOUT

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:200	22.09.22	RJS	
PROJECT NO:	DRAWING NO:	REVISION:	
23-OP-1301	A1/001	-	