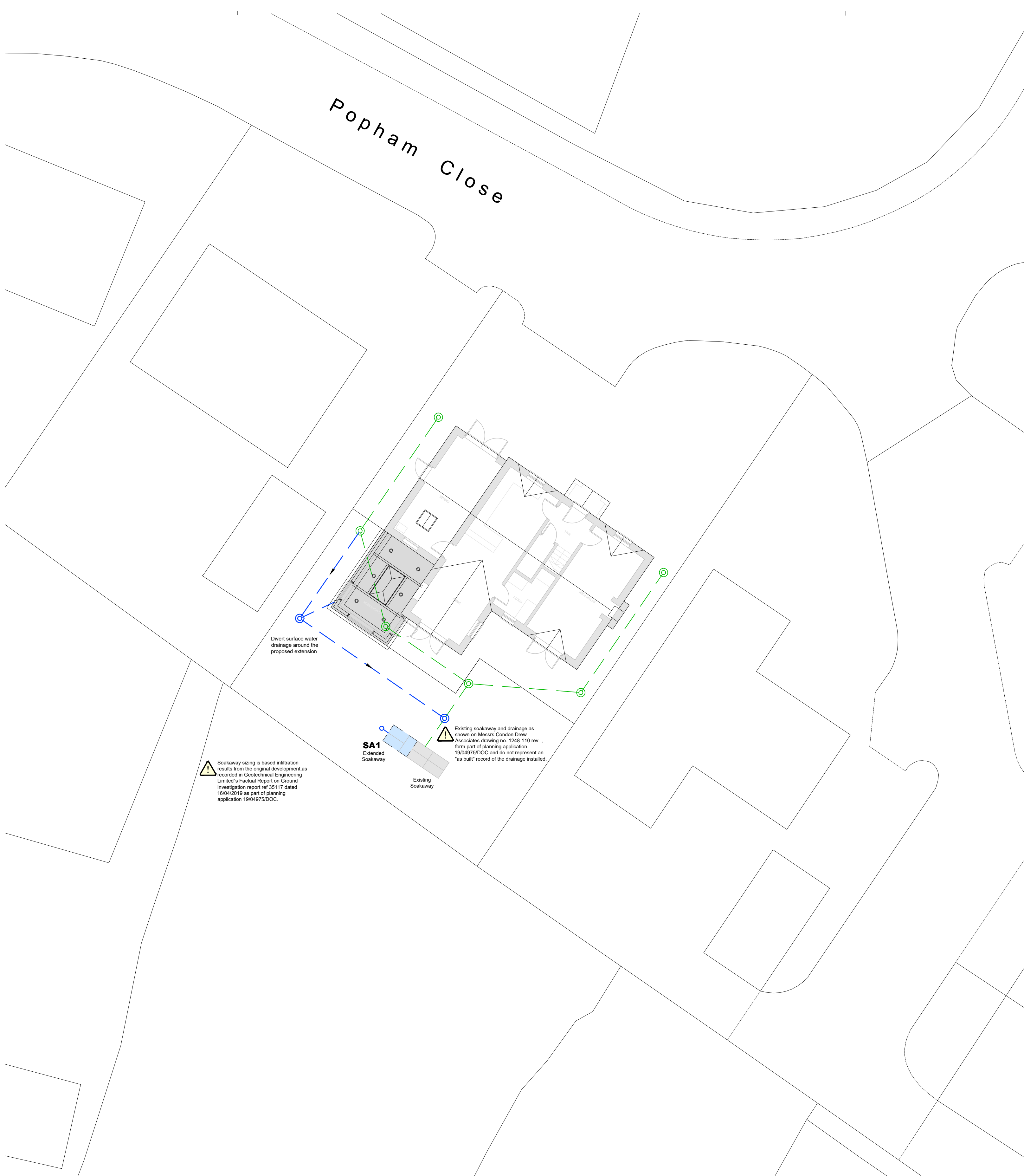
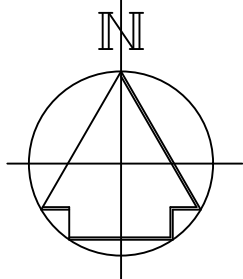




KEY

- Ordinance Survey Information
- Proposals
- Proposed Surface Water Drains Ø100 Unless Noted Otherwise
- Proposed Surface Water Chamber
- Existing Surface Water Chamber
- Existing Surface Water Drain
- Extended High Storage Soakaway

Soakaway sizing is based infiltration results from the original development, as recorded in Geotechnical Engineering Limited's Factual Report on Ground Investigation report ref 25117 dated 16/04/2019 as part of planning application 19/04975/00C.

Existing soakaway and drainage as shown on Messrs Condon Draw associates drawing no. 1248-110 rev., form part of planning application 18/04975/00C and do not represent an "as built" record of the drainage installed.

SOAKAWAY EXTENSION

REF.	LOWEST INCOMING DEPTH (H)	EFFECTIVE DEPTH (H)	TOTAL DEPTH (approx) (m)	S.A. BASE LEVEL	PIT DIMENSIONS PLAN (L x W) (m)	COVER SIZE (CLEAR OPENING) (mm)	COVER TYPE	COMMENT / DRG.
SA1	T B C	0.80	1.35	T B C	1.50 x 1.00	1 No. Ø225	B125	STD.01.63 High Storage S.A.
-	-	-	-	-	-	-	-	-

- A Lotrac 1800 Geotextile or equivalent surround is required.
- Soakaways shall be a minimum of 5.0 m from any buildings or structures.
- The Contractor shall immediately notify the Engineer if groundwater is encountered in soakaway pits.
- A soil infiltration rate of 6.80 x 10⁻⁶ m/sec has been used for the soakaway design.

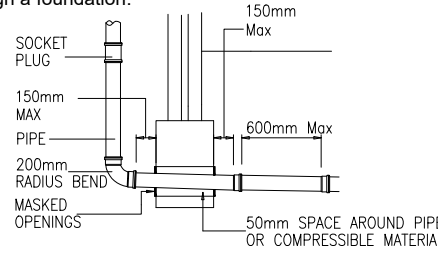


OUTSTANDING DESIGN ISSUES:

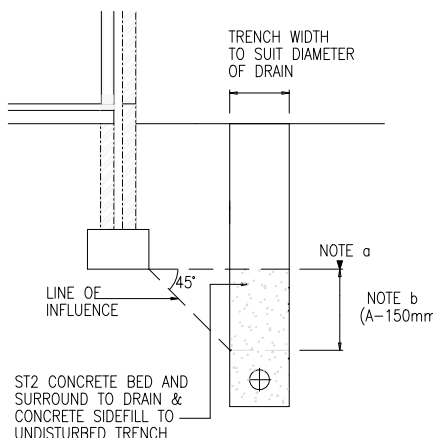
- Confirmation of existing surface water drainage layout and levels
- Confirmation of size of the existing soakaway

NOTES

- This drawing to be read in conjunction with all relevant Architects and Engineers drawings and specifications.
- Dimensions are in millimetres unless noted otherwise.
- Original topographic survey undertaken by T B C. For full topographic survey information see T B C. All levels based on O.S.
- Existing levels shown thus: -072.3
- Before excavation commences, the Contractor shall ascertain the depths, sizes and locations of all services to be crossed. Any conflicts in levels between new works and existing services shall be notified to the Engineer.
- All drainage shall be in accordance with Building Regulations 2015: Part H & W.S.A Sewers for Adoption 7th edition.
- Details of existing sewers & drains shall be confirmed by the contractor on site prior to the commencement of works.
- Sewers of different diameters shall be laid soffit to soffit in manholes, unless backdrops are detailed.
- Private drains passing through walls and footings are to be sleeved and a 600mm length of rocker pipe shall be laid on each side of the wall or footing. Runs under building shall have a type 'S' bed and surround, unless depth below underside of slab is less than 300mm where a 150mm bed and surround of concrete is to be used. Where pipes pass beneath foundations 600mm length rocker pipes shall be laid on each side. Below is shown a typical detail of a pipe sleeved through a foundation:



- Manhole (M.H.) covers and inspection chamber (I.C.) shall be adjusted to suit final surface levels.
- Where trench foundation levels lie above original levels, levels shall be made up with either well compacted layers of D.O.T type 1 or mix ST2 concrete.
- For positions of SVP's stub stacks and rainwater pipes see detailed Architects layouts.
- Minimum gradients for pipes where no gradient is shown shall be 1:80.
- Dimensions of M.H. on private drains and sewers to be in accordance with requirements of the Building Regulations.
- Drainage trenches lower than foundations:
 - Where drainage trench is within 1.0 distance of a building the trench is to be filled with concrete mix ST 2 up to the level of the foundation, in accordance with Building Regulation 2002: Part H, diagram 8.
 - Where drainage trench is distance 'A' from footing and the depth of trench below foundation level is greater than 'A' the lower trench shall be infilled with concrete mix ST 2 such that the top level of concrete infill is no less than 'A' - 150mm below foundation level. Notes a) and b) are represented diagrammatically below:



- Pipe materials shall be:
 - For external private drain runs:
 - Clay pipes, extra strength or super strength in accordance with BS EN 295: 1991
 - UPVC pipes on accordance with BS 4600 & BS 5491: 1989 (flexible pipes)
 - Ductile iron pipe work in accordance with BS EN 598, as Stanton Integral.
 - Not used.
- Definition of 'rigid' and 'flexible' pipes shall be as Building Regulations Part H, table 7.
- Flexible pipes - Where private flexible pipes have more than 900mm cover under vehicular areas and more than 600mm cover under gardens, bedding and backfill shall be Type S as shown on drawing STD.01.85.
For special protection where pipes are laid with less cover see notes below.
 - Where private flexible pipes have less than 900mm cover under vehicular areas, a reinforced concrete bridging slab shall be used (as Type 'Y' drawing STD.01.85) Reference Building Regulations 2000: Part H.
 - Where private flexible pipes have less than 600mm cover under gardens, concrete paving slabs laid as bridging slab shall be used (as Type 'X' drawing STD.01.85.) Reference Building Regulations 2002: Part H.
- Rigid pipes - Bedding and backfill shall be Type 'S' as shown on drawing STD.01.85, except on lengths where special protection is required (see notes below).
 - Where Ø 100mm private rigid pipes have less than 400mm cover under vehicular areas, a Type 'Z' concrete surround shall be used (see drawing STD.01.85) Reference Building Regulations 2002: Part H.
 - Where Ø 100mm private rigid pipes have less than 300mm cover under garden areas, a Type 'Z' concrete surround shall be used (see drawing STD.01.85) Reference Building Regulations 2002: Part H.
 - Where Ø 150mm private rigid pipes have less than 600mm cover under any areas, a Type 'Z' concrete surround shall be used (see drawing STD.01.85) Reference Building Regulations 2002: Part H.
- Private storm and foul drainage connections shall be detailed by the Architect.
- All external rainwater down pipes shall discharge through a proprietary bottle gulley as shown on drawing STD.01.12.
- Trenches below existing carriageways and parking areas shall be reinstated with D.O.E Type 1 material in accordance with standard detail STD.02.05.
- Channel drains shall be Aco Multidrain MD150 with 0.5% in built gradient, or equivalent. They shall discharge via a sump by Aco or equivalent. Gratings shall be Heelguard Class B125. To be installed in accordance with manufacturers instructions.
- Gulley types are to be confirmed.
- All utility covers & frames within the extent of the works shall be adjusted as necessary. The Contractor shall ensure that all services within vehicular areas have appropriate grade covers & frames. Vehicular areas : D400 Pedestrian areas : B125
- Where drains are to be abandoned they shall be removed or infilled by grouting in accordance with The Civil Engineering Specification for the Water Industry - 8th Edition, clause 5.23. Drainage runs shall be CCTV Surveyed prior to being abandoned to ascertain whether any "blind" junctions exist.
- Redundant / abandoned gullies, soakaways and manholes shall be broken out to a depth of 600mm then infilled with course capping material.

REV	DESCRIPTION	CHECKED	DATE
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CLIENT
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PROJECT
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Chilton Foliat

General Arrangement showing Drainage

DRAWN BY PF	CHECKED BY IS	DESIGNED BY PF
SCALE @ A1 1:125	@ DATE Nov. 2025	STATUS Preliminary
JOB NO. 34485	DRAWING NO. GA.01	REVISION P1