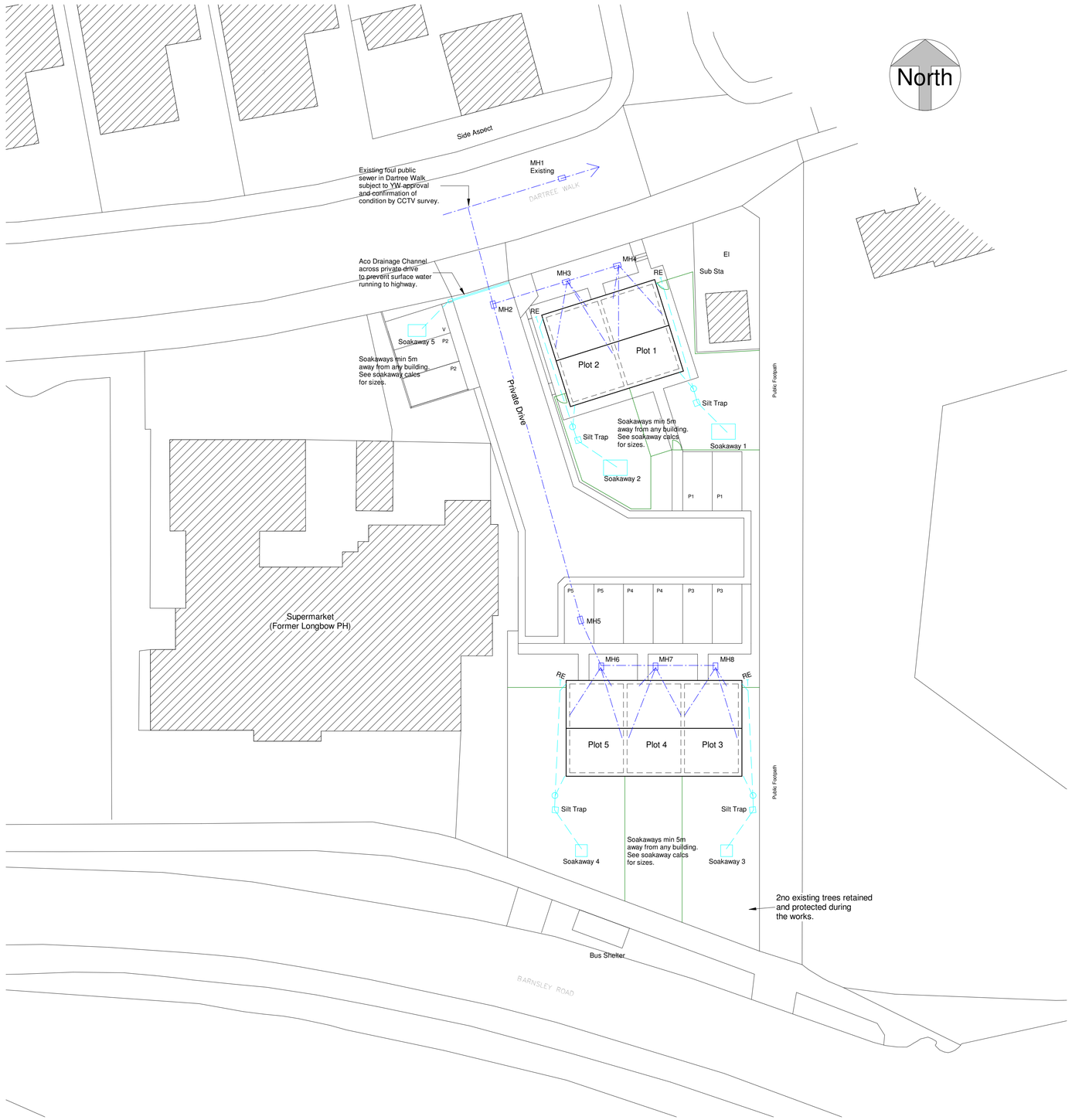
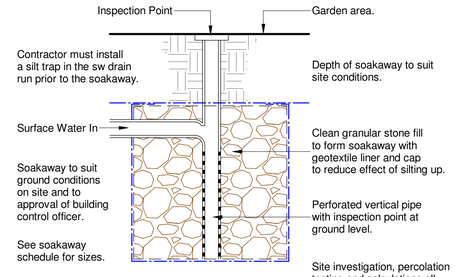


Proposed Site Plan - Drainage Layout
Scale: 1 : 200



Typical Soakaway Detail
Scale: 1 : 20

Soakway Schedule			
Soakaway No	Length	Width	Depth
1	2m	1.3m	1m
2	2m	1.3m	1m
3	1m	1m	1m
4	1m	1m	1m

Soakaway design in accordance with BRE365, using Visual Soakaway Design 4.0. See calculations for further details.

Soakaways to building control approval on site.

DRAINAGE

Where exposed drains are found to serve more than one property, these are classed as public drains and approval must be sought (by builder) from Yorkshire Water for alterations/connection.

Separate systems of foul and surface water to be provided on site.

New foul drainage to discharge to existing manhole/foul sewer in Dartree Walk, subject to approval of Yorkshire Water and building control.

Surface water to discharge to soakaways, subject to ground conditions, which are to be located a minimum of 5m away from any building. Silt traps to be installed prior to entry to soakaways to prolong the life of the soakaway, with regular maintenance.

See soakaway calculations for size of soakaways.

Form new manholes to suit depth of existing drain, comprising of 150mm thk concrete base, 225mm thk class 'B' engineering brick walls, with covers and frames to grade to suit location, to take foul and surface water as indicated on drawings. PVC systems may be used to building control approval.

Pipe gradients (100mm dia) to fall 1 in 40 minimum, unless otherwise stated or 1 in 80 with at least 1 WC connected.

Pipe to be bedded on 10mm single sized granular material to BS EN 1610 Table B.15, up to top of pipe, and be filled with 100mm selected granular fill, free from stones larger than 40mm and trench filled to level, again with selected fill, free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter.

All drains to be encased in 150mm concrete when passing under or within 1m of building and filled up to level to bottom of foundation with conc.

Lintels to be provided where drains pass through walls with min 50mm clearance. Void to be filled with compressible material.

Provide adequate access fittings to allow clearance of blockages to SVP's and drain runs.

SVP's to be 100mm dia, UPVC, to terminate 900mm above any openings into building if within 3m, with wire cage to top.

Internal SVP's to be boxed in and sound insulated.

Gravity drains and private sewers to be water or air tested to check water tightness, to Building Control Officers approval.

New rainwater pipes to be 65mm dia UPVC to BS: 4514, and to discharge into surface water soakaway drainage, as indicated.

Rev	Description	Date
A	Soakaway detail and soakaway schedule added	7/12/16

Issue Status: Project Status

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Project:
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Client:
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Sheet Title:
Drainage Layout

Date:	Scale:	Sheet Size:
Aug '16	As Shown	A1
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15/190	A102	A