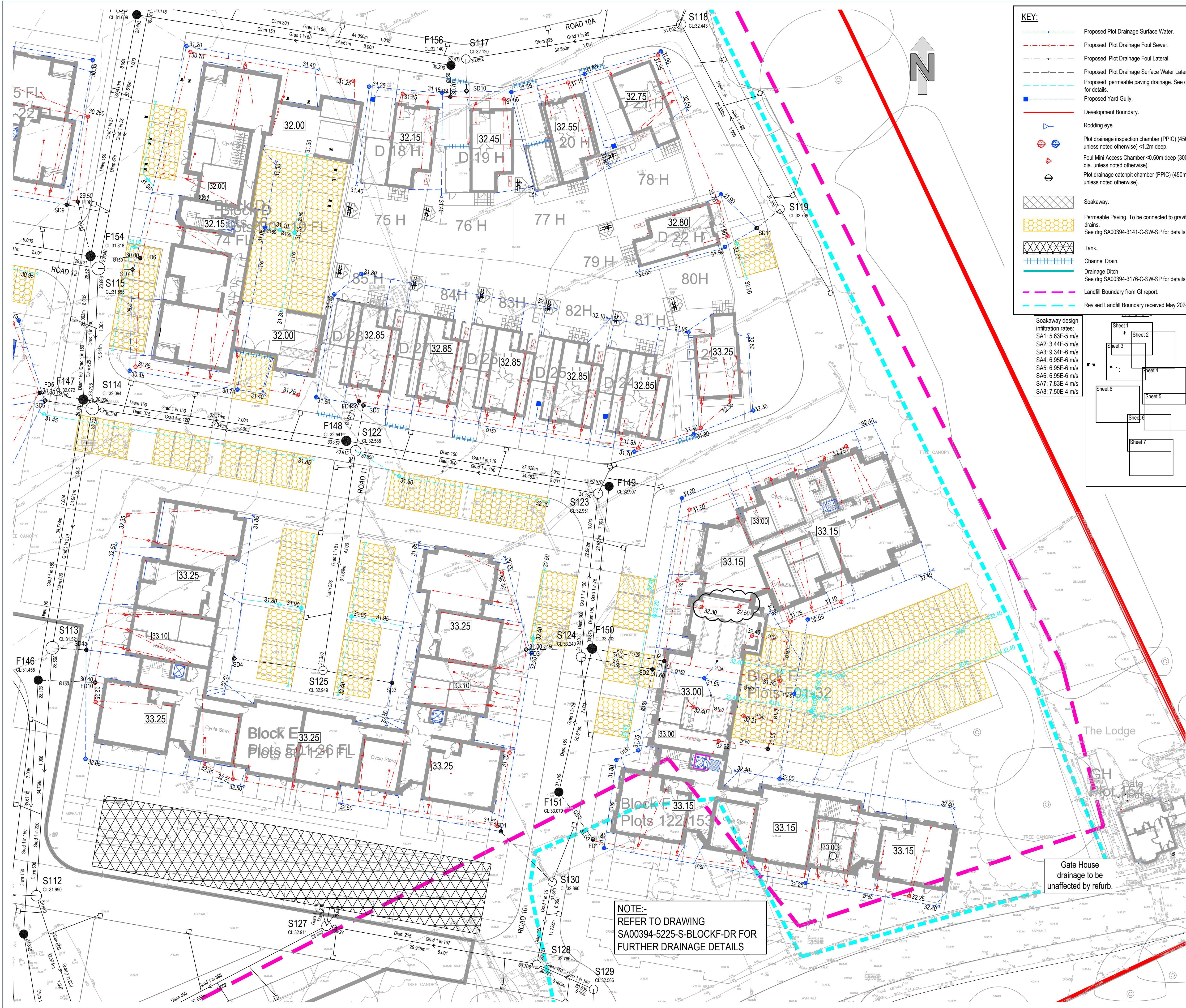




KEY:

- Proposed Plot Drainage Surface Water.
- Proposed Plot Drainage Foul Sewer.
- Proposed Plot Drainage Foul Lateral.
- Proposed Plot Drainage Surface Water Lateral.
- Where cover to pipes is less than 600mm a class Z concrete bed and surround must be used.
- All pipes to be laid soffit to soffit at manholes unless noted otherwise.
- All in situ concrete to be designated mix FND2 conforming to BS 8500-2 unless agreed otherwise.
- All building drainage to be 100mm diameter laid at a minimum gradient of 1:40 where serving less than 1 WC, 1 in 80 otherwise (FW) and 1 in 80 (SW) unless otherwise shown.
- Inspection chambers on private drains/sewers shall be non-access preformed polypropylene.
- Minimum Size DN300
- >0.6m DN475
- If depth greater than 1.2m then restricted 300mm access to be constructed in accordance with Building Regulations Part H.
- Rainwater downpipes to be connected directly to drains via removable adaptor to permit access for rodding.
- All private drainage to be installed in accordance with Part H of the Building Regulations and BS EN 752 & 12056.
- Levels in areas surrounding existing trees and boundaries are to be maintained as existing.
- Lintels or sleeves are to be provided for drains passing through foundation or brickwork.
- All lateral connections to the sewer network are to be 1500 unless shown otherwise.

Development Boundary.

Rodding eye.

Plot drainage inspection chamber (PPIC) (450mm unless noted otherwise) <1.2m deep.

Foul Mini Access Chamber <0.60m deep (300mm dia. unless noted otherwise).

Plot drainage catchpit chamber (PPIC) (450mm unless noted otherwise).

Soakaway.

Permeable Paving. To be connected to gravity drains. See drg SA00394-3141-C-SW-SP for details.

Tank.

Channel Drain.

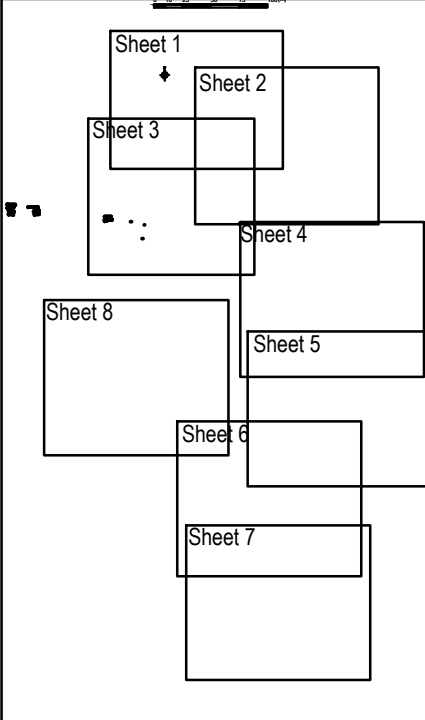
Drainage Ditch

See drg SA00394-3176-C-SW-SP for details

Landfill Boundary from GI report.

Revised Landfill Boundary received May 2024.

Soakaway design infiltration rates:
SA1: 5.63E-5 m/s
SA2: 3.44E-5 m/s
SA3: 9.34E-6 m/s
SA4: 6.95E-6 m/s
SA5: 6.95E-6 m/s
SA6: 6.95E-6 m/s
SA7: 7.83E-4 m/s
SA8: 7.50E-4 m/s



NOTES:				
1.	All dimensions in millimetres unless noted otherwise.			
2.	The existing levels indicated on this drawing are taken from the topographical survey provided by Client.			
3.	This drawing is to be read in conjunction with all relevant Eastwood & Partners drawings with project number 48174 as well as all relevant Cala planning layouts and house type drawings.			
4.	Positions of soil pipes, stub stacks, WC outlets, rainwater downpipes etc. shall be checked against Architect's house type drawings to ensure compatibility.			
5.	All pipes to be 'Polypipe' or similar approved, bedded on a Class S granular bed and surround. Refer to manufacturers instructions for installation details.			
6.	Where cover to pipes is less than 600mm a class Z concrete bed and surround must be used.			
7.	All trenches in roads, paved areas and below slabs shall be backfilled with Type 1 or Type 2 DOT granular sub-base material.			
8.	All pipes to be laid soffit to soffit at manholes unless noted otherwise.			
9.	All in situ concrete to be designated mix FND2 conforming to BS 8500-2 unless agreed otherwise.			
10.	All building drainage to be 100mm diameter laid at a minimum gradient of 1:40 where serving less than 1 WC, 1 in 80 otherwise (FW) and 1 in 80 (SW) unless otherwise shown.			
11.	Inspection chambers on private drains/sewers shall be non-access preformed polypropylene.			
12.	Minimum Size DN300			
13.	>0.6m DN475			
14.	If depth greater than 1.2m then restricted 300mm access to be constructed in accordance with Building Regulations Part H.			
15.	Rainwater downpipes to be connected directly to drains via removable adaptor to permit access for rodding.			
16.	All private drainage to be installed in accordance with Part H of the Building Regulations and BS EN 752 & 12056.			
17.	Levels in areas surrounding existing trees and boundaries are to be maintained as existing.			
18.	Lintels or sleeves are to be provided for drains passing through foundation or brickwork.			
19.	All lateral connections to the sewer network are to be 1500 unless shown otherwise.			
R	Foul drainage point added to Block F as per Client instruction, PWAH/AMC			05.05.2026
Q	RWP added to Block E as clouded. Drainage updated.	JAE	CB	09.07.2025
P	Layout rec'd 01.04.25 inserted.	PWAH/AMC		04.04.2025
N	Gully outside plot 80 moved to opposite side of road. Layout rec'd 18.03.2025 inserted.	PWAH/AMC		25.03.2025
M	Layout rec'd 10.01.25 inserted.	PWAH/AMC		19.02.2025
L	Attenuation volumes updated following LLFA comments.	JSS	CB	17.10.2024
K	Minor amends to foul below slab of Block E & to plot drainage & laterals to avoid hedges etc. Layout rec'd 29.08.24 inserted.	PWAH/AMC		11.09.2024
J	Revised to suit updated layout rec'd 25/07/2024 and service margins. Levels added to permeable paving runs. Block F foul & SW runs and laterals moved to accommodate services (EV charging ports). Block F permeable paving catchpit moved to avoid utilities. Block D head of Southern SW run and SW lateral moved to accommodate services. Block D SW run levels adjusted due to permeable paving levels. Plots 80 SW run adjusted to accommodate services. Lateral levels adjusted where possible to achieve sufficient cover from services. Key updated to include mini foul chamber. Gully connection to cycle store block F moved.	CD	PWAH	31.07.2024
H	Notes revised. Revised layout rec'd 03-07-24 inserted.	PWAH/xx		not issued
G	Latest layout rec'd 31/05/2024 inserted. Tank 1 confirmed as Wavin Aquacell, by Client, dims finalised. Landfill boundary added to key.	PWAH/AMC		24.06.2024
F	Revised to suit updated layout rec'd 26.04.2024. Internal foul connections in the apartment blocks have shifted to suit the new internal layout. Block A surface run updated. Block B one new RWP. Block D and F two new internal foul points. Plot 225 foul connection moved to avoid wall. Plot 217-219 MH invert levels deepened.	CD	PWAH	20.05.2024
E	Invert to suit updated layout rec'd 16.04.2024.	CD	PWAH	18.04.2024
D	Notes, FFLs & topo added. Minor other amends to Client comments. Additional RWPs & SVPs connected. Drive drainage reviewed. Permeable paving connections added.	PWAH/AMC		27.03.2024
C	Foul sewer in Roads 10a & 11 deleted.	PWAH/AMC		04.03.2024
B	Changed to suit new site layout. Viewpoint amended to include plot 78.	CD	PWAH	19.02.2024
A	First issue.	CD	AMC	19.01.2024
REV	DESCRIPTION	SIG	CHK	DATE

CALA HOMES (THAMES) LIMITED

BROOKLANDS COLLEGE
WEYBRIDGE

PLOT DRAINAGE SHEET 2 OF 8



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