

The Newlands Development - Bungalows

New private foul drainage system
100mm dia pipe, with minium
gradient of 1 in 40 (24mm for ever 1m)

Surface water from the roofs to be drained
via RWP into gullies connecting to 100mm
dia pipes connected to individual small
attenuation crates in the gardens.
Terminating in a restricted flow chamber
before connecting onto the existing combined
drainage system.

Existing Private Sewer.
Cover level -166.97
Invert Level - 165.82 (Infall)
Invert Level - 165.79 (Outfall)
Depth - 1150mm infall
Depth - 1180mm outfall

Existing Public Strom Water
drain is shown on the records
No direction, sizes or inverts
are shown on the drawing.
The contractor should
ascertain if the drain
crosses the site.

Final Storm drainage chamber
Flow restricted to a max 3.0 l/s
using a Vortex Flow Control system

To be confirmed by Severn Trent Water



No dig root protection zones and
root protection heras fencing

Surface water from the road to be drained
into road gullies connected to 150mm storm
drain that runs along the new road.

ACO drainage channel access the the entire
vehicle access point, connected to the new
road storm drainage

Existing Private Sewer.
Combined 100mm VC
Cover level -167.94 (Demolished)
Invert Level - Not known

Divert the existing combined drain
and make a connection onto the
new drainage system

Permeable Paved Car Parking spaces
Sub-base to be constructed using OGCR with
void ratio with 30%. Minimum sub-base depth of
= 320mm. Total construction depth =450mm

Permeable Paved Car Parking spaces
Perforated pipe to be laid at bottom of sub-base in
trench to aid in collection of storm water flows
through sub-base shown yellow

Surface water from the road to be drained
an attenuation crate system.

Existing Public Sewer. Combined 300mm VC
STW ref: 7904 - Depth 2m
Cover level -165.25
Invert Level - 163.25

Existing Public Sewer.
Combined 300mm VC
STW ref: 7811
Cover level -164.82
Invert Level - 163.01
Depth 1.8 m

Client			
Mr. A. Simmill			
Cont act			
Proposed bungalow to land at The Newlands, Cheadle Staffs. ST10 1EL			
Drawing Title			
Site Layout Plan - Proposed drainage plan Bungalow Development			
Date	November 2024	Status	Preliminary
Scale	1:200	Contract Number	5969
Drg. No.	5969 - TEMP	Revision Suffix	
Revisions			