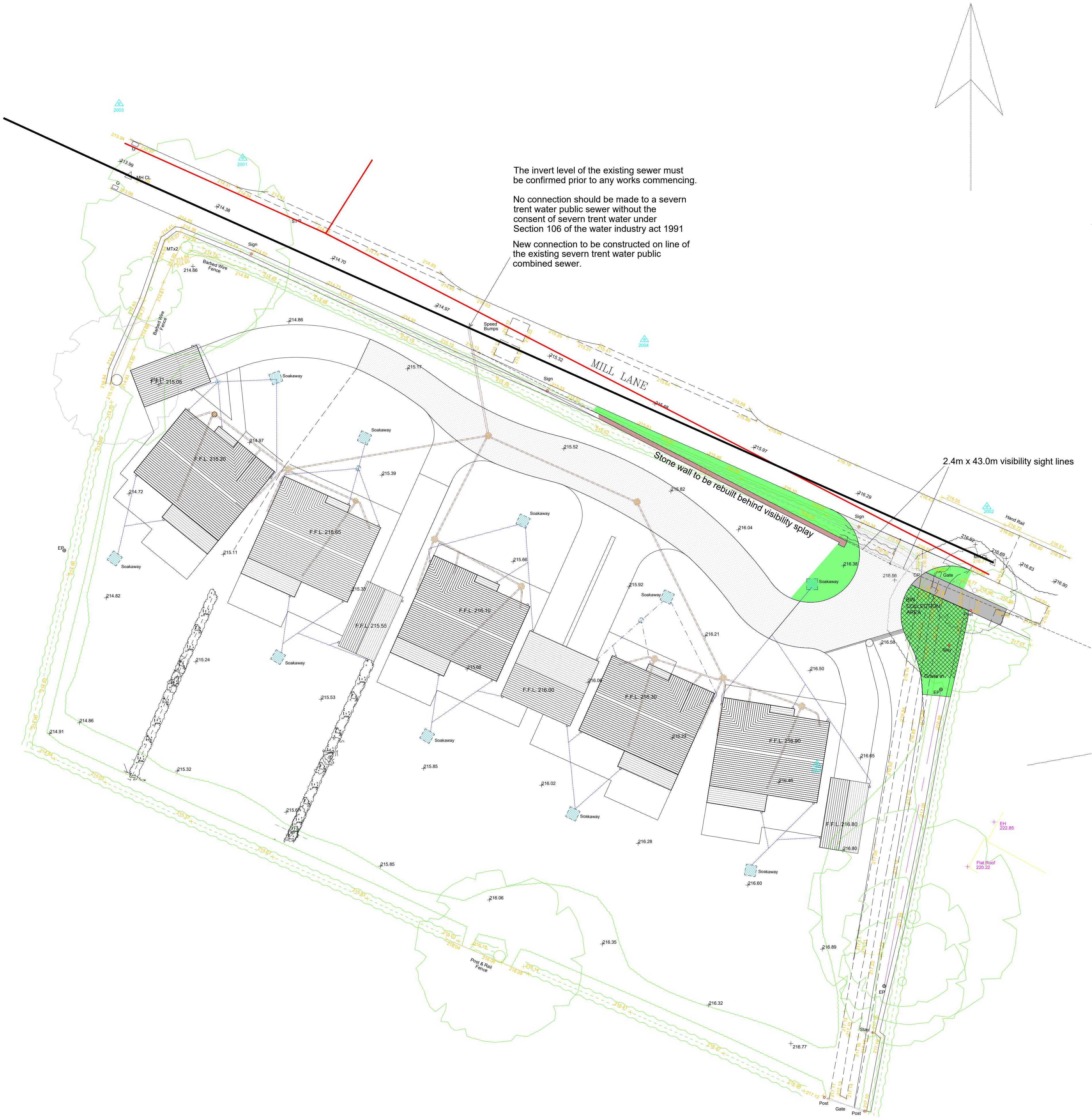


Site Drainage Plan scale 1:200 @ A1



The invert level of the existing sewer must be confirmed prior to any works commencing.

No connection should be made to a severn trent water public sewer without the consent of severn trent water under Section 106 of the water industry act 1991

New connection to be constructed on line of the existing severn trent water public combined sewer.

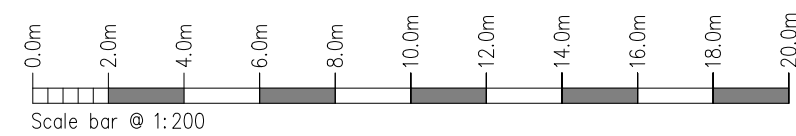
Drainage Proposals
Foul drainage from the dwellings shall discharge into the existing foul sewer in Mill Lane.
Storm water discharging from the dwelling roofs to discharge into soakaways.

Soakaways
Porosity test should be carried out in accordance with the BRE Digest 365 before forming any soakaway to ensure the suitability of the sub strata. Soakaways must be located minimum 5.0m from buildings or road and 2.5m from any boundary. Size and location to be agreed with Building Inspector on site prior to construction. Permeable tarmacadam to be used for site access minimum 5 metres from highway boundary with sub-base designed to avoid surface water run off into Mill Lane.

- NOTES:**
- ALL DRAINAGE WORKS ARE TO COMPLY WITH THE REQUIREMENTS OF BS EN 752 AND PART H OF BUILDING REGULATIONS 2010 INCORPORATING 2015 AMENDMENTS.
 - 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.
 - 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.
 - ALL DRAINAGE AND FITTINGS TO BE FLEXIBLY JOINTED CLAYWARE TO BS EN295 OR CONCRETE TO BS5911 - 1:2002 OR FLEXIBLY JOINTED UPVC PIPES AND FITTINGS TO WIS No 4-35-01.
 - TYPICAL PIPE BEDDING TO DRAINAGE WHERE DEPTH TO SOFFIT IS GREATER THAN 900mm IN LANDSCAPED AREAS AND GREATER THAN 1200mm IN TRAFFICKED AREAS IS TO BE CLASS S (I.E. 10-14mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES UP TO 525Ø AND 20 - 40mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES GREATER THAN 525Ø)
 - WHERE DEPTH TO SOFFIT OF DRAINAGE PIPEWORK IS LESS THAN 900mm, PIPEWORK IS TO BE PROTECTED WITH 150mm MINIMUM THICK CONCRETE.
 - 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.
 - | NOMINAL DIAMETER (mm) | EFFECTIVE LENGTH (m) |
|-----------------------|----------------------|
| 150-600 | 0.6 |
| 675-750 | 1.0 |
| 825 AND OVER | 1.25 |

DRAINAGE:

- Proposed Foul Drainage.
- Proposed Storm Drainage.
- Existing Public Combined Sewer.
- Soakaway to approved doc. H3.



Rev.	Drawn	Comments.	Date

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Client:
J Taft Groundworks Limited

Project:
**Proposed Residential Development
at Mill Lane, Wetley Rocks,
Stoke on Trent, Staffordshire.
ST9 0BN**

Title:
Proposed Drainage Plan

Status:
Planning

Paper Size A1: Date July 2025 Drawing Ref: 1940-AL04A