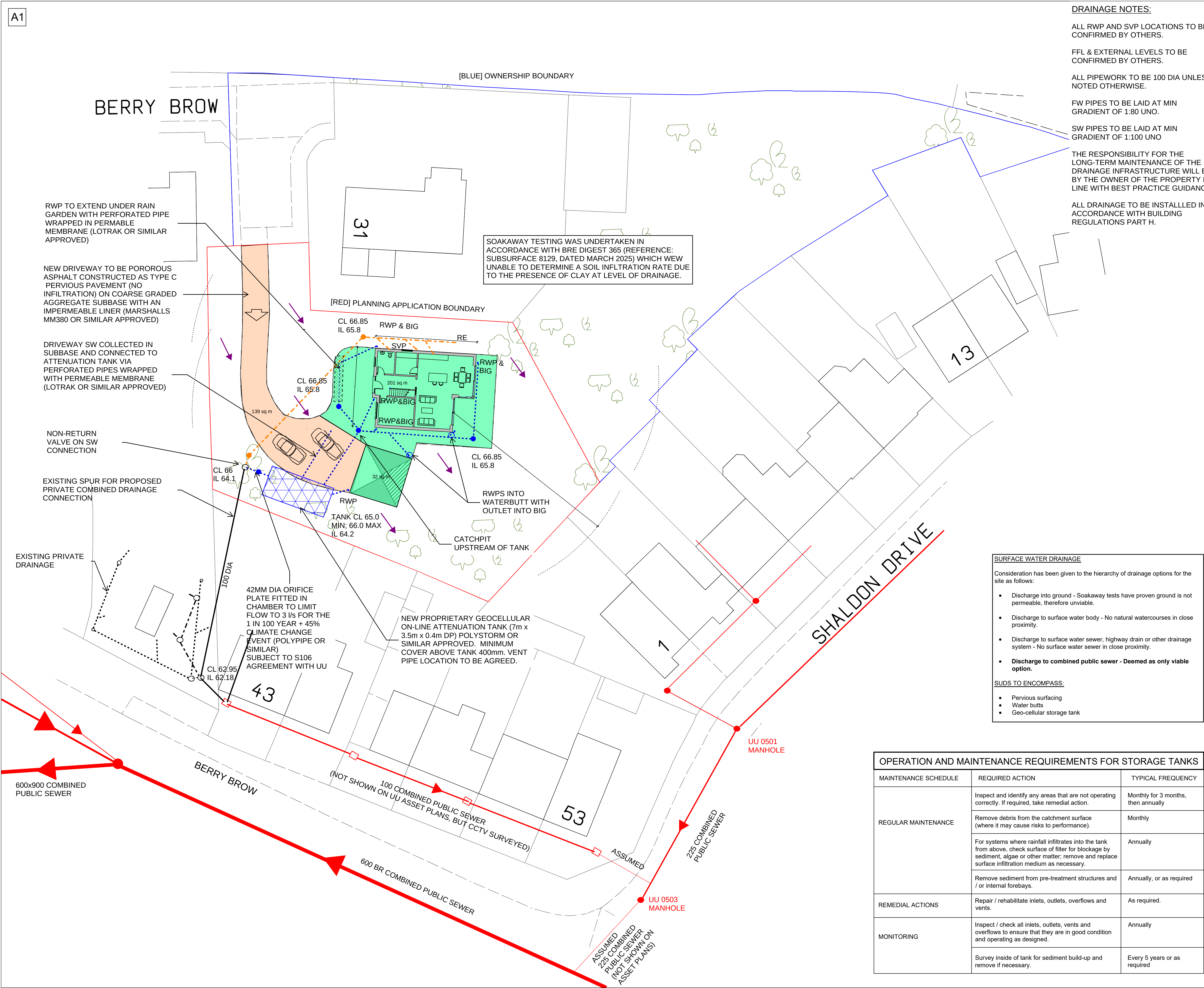




DRAINAGE NOTES:

ALL RWP AND SVP LOCATIONS TO BE
CONFIRMED BY OTHERS.

FFL & EXTERNAL LEVELS TO BE
CONFIRMED BY OTHERS.

ALL PIPEWORK TO BE 100 DIA UNLESS NOTED OTHERWISE.

FW PIPES TO BE LAID AT MIN
GRADIENT OF 1:80 UNO.

SW PIPES TO BE LAID AT MIN
GRADIENT OF 1:100 UNO

THE RESPONSIBILITY FOR THE
LONG-TERM MAINTENANCE OF THE
DRAINAGE INFRASTRUCTURE WILL BE
BY THE OWNER OF THE PROPERTY IN
LINE WITH BEST PRACTICE GUIDANCE.

ALL DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH BUILDING REGULATIONS PART H.

NOTES:

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LEGEND

- | | |
|---|--|
|  | EXISTING COMBINED PUBLIC SEWER |
|  | EXISTING COMBINED PRIVATE DRAIN |
|  | EXISTING SURFACE WATER PRIVATE DRAIN |
|  | EXISTING FOUL WATER PRIVATE DRAIN |
|  | PROPOSED SURFACE PRIVATE DRAIN |
|  | PROPOSED FOUL WATER PRIVATE DRAIN |
| RWP | RAINWATER PIPE |
| SVP | SOIL VENT PIPE |
| BIG | BACK INLET GULLY |
| RE | RODDING EYE |
|  | IMPERMEABLE (DRAINED) AREA 235m ² |
|  | PERMEABLE (DRAINED) AREA 140m ² |
|  | OVERLAND FLOW ROUTE |

SW DRAINAGE STRATEGY & SUDS FEATURES:

THE ROOF RUNOFF WILL BE COLLECTED FROM THE NEW RESIDENTIAL PROPERTY AND DIRECTED INTO A NUMBER OF RWP'S THAT CONNECT INTO A NEW SW NETWORK. SELECTED PIPES WILL PASS THROUGH A WATER BUTT AND ANOTHER WILL PASS UNDER A SOFT LANDSCAPING AREA THAT CAN BE DESIGNATED AS A RAIN GARDEN. THE HARD STANDING RUNOFF WILL EITHER BE DIRECTED INTO THE SOFT LANDSCAPING OR IN THE CASE OF THE DRIVEWAY DIRECTED INTO A PERMEABLE SUBBASE PRIOR TO CONNECTION INTO A NEW ATTENUATION TANK, SIZED TO PROVIDE SUFFICIENT STORAGE FOR THE 1 IN 100 YEAR + 45% CLIMATE CHANGE ALLOWANCE. A FLOW CONTROL WILL LIMIT THE DISCHARGE RATE TO 3/s (SUBJECT TO APPROVAL THROUGH A S106 AGREEMENT) PRIOR TO REUSE OF EXISTING CONNECTION TO A COMBINED PUBLIC SEWER ADJACENT TO BERRY BROW.

P1	PRELIMINARY ISSUE	PJK	RAJ	21/11/25
Rev	Description	By	Ch'd	Date

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Drawing

PROPOSED BELOW GROUND DRAINAGE
GENERAL ARRANGEMENT

Purpose of issue			Status
INFORMATION			S2
Scale at A1 1:200	Date NOV '25	Drawn PJK	Checked RAJ
Project No. 14448	Drawing No. 200		Revision P1

OPERATION AND MAINTENANCE REQUIREMENTS FOR STORAGE TANKS

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY
REGULAR MAINTENANCE	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and / or internal forebays.	Annually, or as required
REMEDIATION ACTIONS	Repair / rehabilitate inlets, outlets, overflows and vents.	As required.
MONITORING	Inspect / check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required