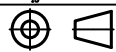


NO. 159-1007

THIRD ANGLE PROJECTION



1. The contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported.
2. Figured dimensions shall take preference to scaling, with any errors to be reported.
3. From knowledge of the ground make up within close proximity of the site and from porosity tests taken locally the ground has sufficient percolation for the use of soakaways for disposal of surface water drainage.
4. The surface water drainage from the building has been based on a 1 in 100 year event + 35% climate change. The designs accord with current standards and recognised criteria. A new soakaway will be installed consisting of a modular crate cell system, this is in addition to the existing traditional soakaway (rubble/aggregate soakaway).
5. Additional percolation tests are to be undertaken to determine the size required prior to installation.
6. The foul water drainage shall outfall to the existing foul water sewer within the highway that fronts the development. There will be no increase in foul water as the house will remain a two bedroom property.
7. All proposed surface water drainage pipe will be 100mm Ø unless otherwise stated.
8. The domestic foul water drainage will be a minimum gradient 1:80 unless otherwise stated.
9. The domestic surface water drainage to be laid at a minimum gradient 1:80.

157

155d

Water Harvesting
Roof Area 77.5m²
Local annual rain fall 734mm
Runoff coefficient 0.8
77.5 x 734 x 0.8 = 45508 litres/year
Tank size 5% = 2275.4 Litres

Proposed water
harvesting system
3000 litres

Existing Soakaway

Proposed modular
crate soakaway

Existing
MH FW

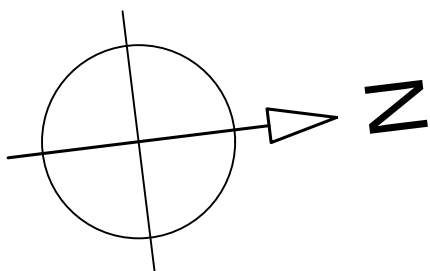
New 100mm Ø
foul drain laid at 1:80

New Double Carport

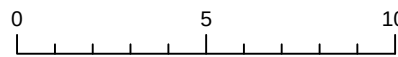
Existing permeable drive

Legend:

- Area of site boundary
- Area of existing buildings
- Demolish existing single storey extension & out building
- Water harvesting & soakaway
- New foul drain to existing foul drain man hole
- New extension & carport



Scale in Metres



PAS Enterprise UK Ltd

Issue	Description	Drawn	Date
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THIS IS A CAD DRAWING DO NOT ALTER

Client
Mr James Collins

Project
NO. 159

Title
Water Management Plan

Drawn	PAS	Date	01.08.26	A3 1:200	SCALE
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Client No.	Project No.
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Drawing No.	No.159-1007
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Sheet	Issue
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SHT 0