REQUIRED SOAKAWAY STORAGE CAPACITIES		
PLOTS	**CONTRIBUTING AREA**	**REQUIRED STORAGE VOLUME**
	M2	M3
7 & 8	120	2.00
1, 2, 3, 6	175	2.92
4 & 5	225	3.75

NOTES
1. This drawing has been produced in colour and should be reproduced in colour for clarity.
2. All drainage to be installed in accordance with current edition of Building Regulations Part H and current The Code where applicable.
3. Invert level, size and cover levels to existing manholes and sewers to be checked prior to any construction. Any discrepancies to be reported immediately.
4. All setting out to be in accordance with the Architect's drawings. Any discrepancies between the Engineers and the Architects drawings shall be notified before proceeding. Dimensions must not be scaled.
5. Soakaway storage capacities are calculated using the formula C = (A x R) / 3000, for three catchment area values, as below. Final soakaway levels and dimensions subject to confirmation of ground conditions on site.

Cellular Soakaways
Proposed ground level: 26.70 AOD
Soakaway top level: 25.50 AOD
Soakaway invert level: 24.70 AOD
Dimensions: 2.0m (l) x 2.0m (w) x 0.8m (d)
Overall volume: 3.2m³
Storage volume (95% void ratio): 3.04m³
Minimum storage volume required: 2.92m³

GARAGES
FFL 27.150

PLOT Q1
FFL 27.000

Plot subject to separate planning application

PLOT 1
FFL 26.750

PLOT 2
FFL 26.750

PLOT 3
FFL 26.900

PLOT 4
FFL 27.050

PLOT 5
FFL 26.750

PLOT 6
FFL 26.150

PLOT 7
FFL 26.000

PLOT 8
FFL 26.000

PLOT Q2
FFL 25.750

Plot subject to separate planning application

Access road constructed with porous asphalt surfacing

Cellular Soakaway
Proposed ground level: 27.00 AOD
Soakaway top level: 25.80AOD
Soakaway invert level: 25.00 AOD
Dimensions: 2.5m (l) x 2.0m (w) x 0.8m (d)
Overall volume: 4.0m³
Storage volume (95% void ratio): 3.80m³
Minimum storage volume required: 3.75m³

Cellular Soakaway
Proposed ground level: 26.60 AOD
Soakaway top level: 25.60 AOD
Soakaway invert level: 24.80 AOD
Dimensions: 2.5m (l) x 2.0m (w) x 0.8m (d)
Overall volume: 4.0m³
Storage volume (95% void ratio): 3.80m³
Minimum storage volume required: 3.75m³

Cellular Soakaways
Proposed ground level: 25.70 AOD
Soakaway top level: 24.75 AOD
Soakaway invert level: 23.95 AOD
Dimensions: 2.0m (l) x 1.5m (w) x 0.8m (d)
Overall volume: 2.4m³
Storage volume (95% void ratio): 2.28m³
Minimum storage volume required: 2.00m³

Cellular Soakaway
Proposed ground level: 26.00 AOD
Soakaway top level: 25.00 AOD
Soakaway invert level: 24.20 AOD
Dimensions: 2.0m (l) x 2.0m (w) x 0.8m (d)
Overall volume: 3.2m³
Storage volume (95% void ratio): 3.04m³
Minimum storage volume required: 2.92m³

Discharge chamber
CL 25.50
IL 24.95

Outfall to existing ditch
IL 24.91 AOD

Waste Water Treatment Plant by specialist

NOTE: All soakaways to be located 5 metres minimum from any building foundations

Merstone Lane (30mph)

Scale 1:200 (m)
0 2 4 6 8 10

LEGEND

Proposed Surface Water Drainage
- Private surface water drainage
- Linear drainage channel
- Polypropylene inspection chambers
- Concrete manholes
- Yard gully

Proposed Foul Drainage
- Private foul drainage
- Polypropylene inspection chambers
- Concrete manholes

Surfacing
- Porous asphalt carriageway construction
- Bodpave cellular paving system with gravel surface (porous)
- Bodpave cellular paving system with grass finish (porous)
- Driveways with permeable resin bonded gravel finish

rev.	amendment	date
P01	First issue	28.09.2023

mayer brown

Mayer Brown Limited
B15 Whitecross Business Centre
Whitecross Lane Shanklin Isle of Wight PO37 7EJ
Telephone 01983 866234
iowoffice@mayerbrown.co.uk www.mayerbrown.co.uk

client
MR. P. VEREY

project
MERSTONE VALLEY NURSERY
MERSTONE

scale	drawn by	checked by
1/200 @ A1	KD	GT

date	file name
SEP 2023	27215-05 Drainage Layout.dwg

title
DRAINAGE LAYOUT

drawing number	rev.
27215 /05	P01