

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

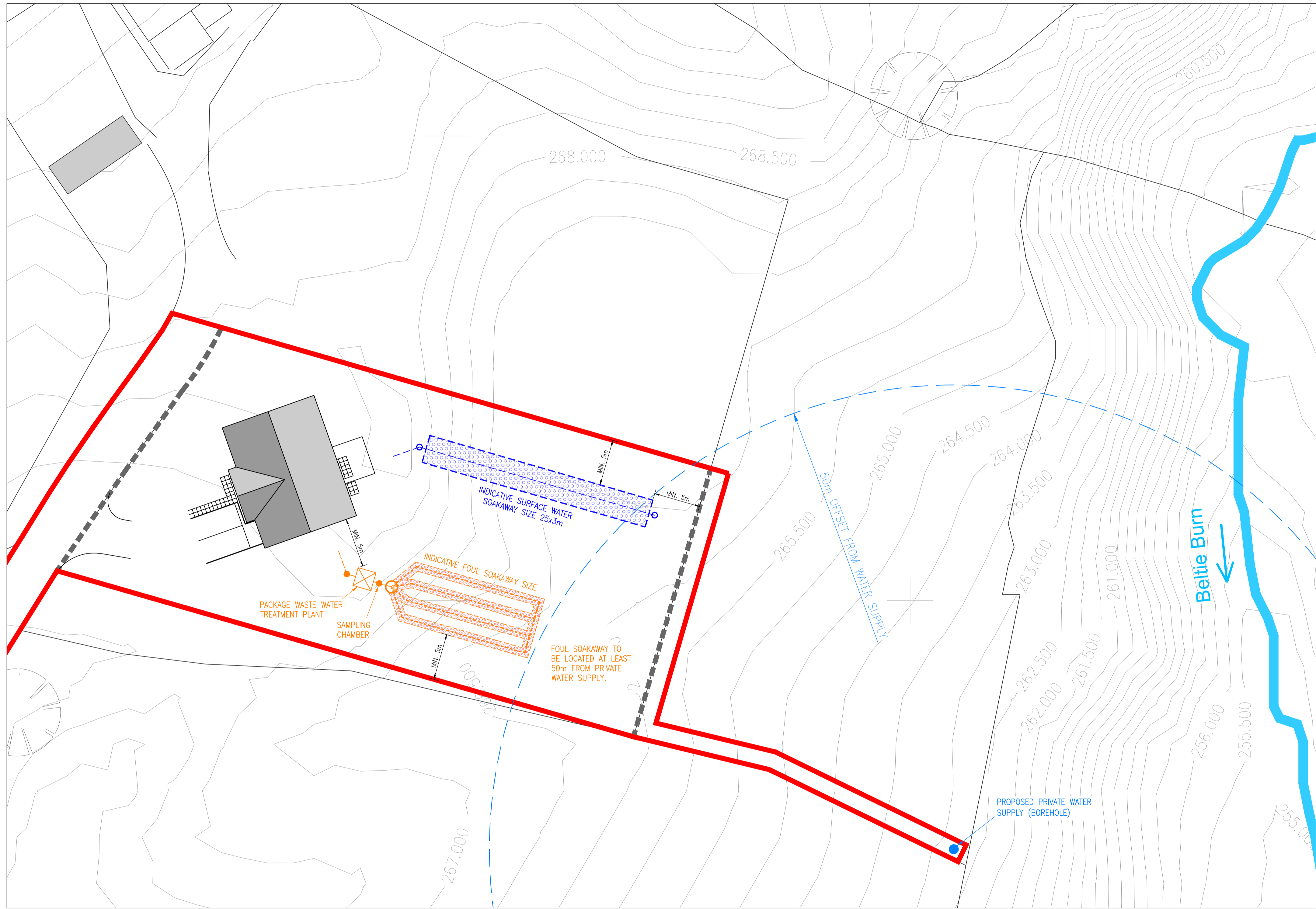
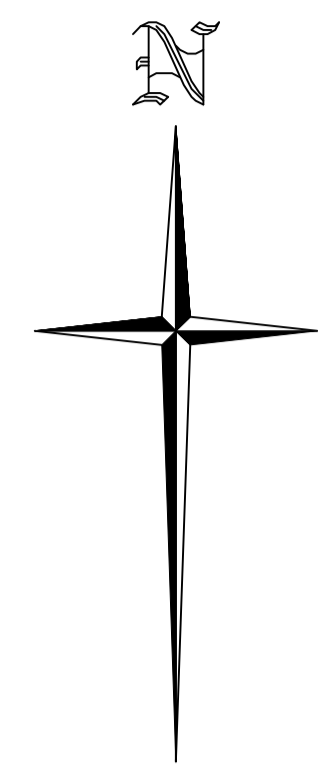
POSSIBLE EXISTING LIVE SERVICES:-

- ALL BUILDING SERVICES TO BE ISOLATED PRIOR TO WORKS.
- REFERENCE MUST BE MADE TO THE RECORD DRAWINGS AND THE CONTRACTOR MUST SCAN FOR SERVICES PRIOR TO EXCAVATING.
- COMMUNICATE WITH THE SITE OPERATOR / OWNER FOR RECORDATIONS OF ANY KNOWN EXISTING SERVICES NOT IDENTIFIED ON RECORD DRAWINGS.
- REFER TO RELEVANT HSE GUIDANCE.
- THIS DRAWING DOES NOT PROVIDE THE LOCATION OF EXISTING SERVICES.

POTENTIAL CONTAMINATED GROUND. FURTHER GROUND INVESTIGATION REQUIRED, REFER TO FAIRHURST DESK STUDY REPORT.

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



0m 5m 10m 15m 20m 25m  
SCALE 1:250 metres

**FOUL SOAKAWAY SIZE:**

NUMBER OF USERS (P)	= 5 PERSONS
PERCOLATION VALUE (Vp)	= 60secs/mm
SOAKAWAY AREA = P x Vp x 0.20	= 60m <sup>2</sup>

**FOUL SOAKAWAY NOTES:**

- THE SOAKAWAY AREA CALCULATION IS BASED ON THE EFFLUENT RECEIVING SECONDARY TREATMENT FOLLOWED BY SETTLEMENT, BY MEANS OF A PROPRIETARY TREATMENT UNIT (NOT A SEPTIC TANK).
- SOAKAWAYS TO BE BELOW GROUND CONSISTING OF PERFORATED DISTRIBUTION PIPES AND GRAVEL DISTRIBUTION LAYER.
- SOAKAWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH BS 6297:2007 + A1:2008.
- EFFLUENT DISTRIBUTION LAYER FLOOR AREA TO BE EQUAL TO CALCULATED SOAKAWAY FLOOR AREA, i.e. A = P x Vp x 0.20.
- A MODERATE PERCOLATION VALUE HAS BEEN ASSUMED FOR THE PURPOSES OF INDICATIVELY SIZING THE PROPOSED SOAKAWAY. TESTS ARE TO BE CARRIED OUT ON SITE AS PART OF THE DETAILED PLANNING/BUILDING WARRANT APPLICATION FOR THE PLOTS AND SOAKAWAY SIZE ADJUSTED TO SUIT.
- TREATMENT PLANT TO BE FULLY IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
- THE TREATMENT UNIT AND SOAKAWAY SYSTEM SHALL BE LOCATED:
  - >5m FROM ANY BUILDING
  - >5m FROM ANY SITE BOUNDARY
  - >10m FROM AND DRAIN, DITCH, WATER HOUSE, LOCH, ROAD OR RAILWAY
  - >50m FROM ANY WELL OR BORE HOLE.
- THE APPROPRIATE REGISTRATION APPLICATION MUST BE SUBMITTED TO SEPA PRIOR TO THE FORMATION OF THE SOAKAWAYS.

**SURFACE WATER SOAKAWAY NOTES:**

- SOAKAWAYS TO BE BELOW GROUND CONSISTING OF CLEAN STONE INFILL TO GIVE 30% VOIDS, PERFORATED DISTRIBUTION PIPE AND PERMEABLE GEOTEXTILE MEMBRANE SURROUND.
- SOAKAWAY TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BRE DIGEST 365.
- A MODERATE INFILTRATION RATE OF 2x10<sup>-6</sup> m/s VALUE HAS BEEN USED FOR THE PURPOSES OF INDICATIVELY SIZING THE PROPOSED SOAKAWAYS. TESTS ARE TO BE CARRIED OUT ON SITE AS PART OF THE DETAILED PLANNING/BUILDING WARRANT APPLICATION FOR THE PLOTS AND SOAKAWAY SIZE ADJUSTED TO SUIT.
- THE SOAKAWAYS HAVE BEEN DESIGNED FOR THE 30 YEAR RAINFALL EVENT + CLIMATE CHANGE. FLOWS FROM THE 1:200 YEAR RAINFALL EVENT WILL BE STORED ABOVE GROUND OR FLOW ABOVE GROUND TO THE NEARBY WATERCOURSE. PLOT LEVELS ARE TO BE SET TO FACILITATE THIS.

PROPOSED DRAINAGE LAYOUT  
SCALE 1:250

0m 5m 10m 15m 20m 25m  
SCALE 1:250 metres

Rev.	Date	Description	Drawn	Checked	Approved
A	27/11/23	UPDATED FOR PLANNING APPLICATION.	CD	ST	ST

Notes:

Client: CAIRNTON ESTATE LIMITED

Project Title: PROPOSED HOUSE PLOTS, LAND AT CRAIGENHIGH, ABERDEENSHIRE, AB31 4PN

Scale at A1: 1:250

Status: Planning

Drawn: CD

Checked: ST

Date: 16/11/23

Approved: ST

Date: 16/11/23

Revision: A

**FAIRHURST**

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Scale at A1: 1:250

Status: Planning

Drawn: CD

Checked: ST

Date: 16/11/23

Approved: ST

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