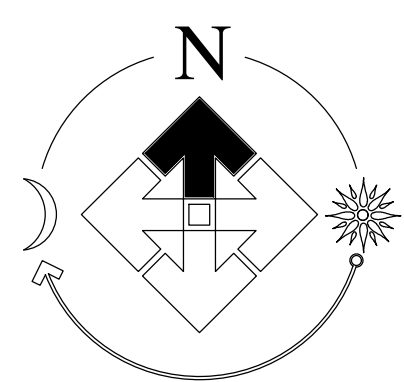




THIS DRAWING IS SUBJECT TO
APPROVAL BY DCWW & HC

FOR BOUNDARY TREATMENTS E.G. SCREENWALL
POSITIONS, CLOSE BOARD FENCE ETC PLEASE REFER
TO DRAWING NO. WE086-SL-032, WE086-SL-033,
WE086-SL-034

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
SEPARATE GROUP / SITE SPECIFIC CONSTRUCTION
NOTES AND MATERIALS SPECIFICATION.

- Notes:
1. Do not scale from this drawing.
 2. All dimensions in metres.
 3. All levels relate to Ordnance datum. Note all levels to units are DPC including garages.
 4. Any discrepancies with any of the drawings shall be reported to Bloor Homes.
 5. The level and location of all existing and proposed services shall be verified on site by the Contractor before commencing any construction work.
 6. Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.
 7. Manholes, sewers, headwalls and other structures the subject of a Section 104 Agreement to be constructed in accordance with the Water Authorities Association specification "Sewers for Adoption" 7th edition.
 8. All building drainage to be 100mm dia. laid at a minimum gradient of 1 in 80 (FW) and 1 in 80 (SW) unless otherwise shown.
 9. Sewers and drains of different diameters should be laid soffit to soffit.
 10. Inspection chambers on private drains shall be non-access performed polypropylene. Minimum size DN300. DN475 in accordance with the Building Regulations Part H & BS EN 752.
 11. Position of soil pipes, substacks, VVC outlets, rainwater downpipes etc positions shall be checked against the house type drawings to ensure compatibility.
 12. All sub stacks to be fitted with an air admittance valve where manhole drain exceeds 12m except at head of run.
 13. Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
 14. Positions of yard and house gullies are nominal and may be adjusted on site, to ensure drainage of all drives falling towards the public highway. All gully gratings in drives and parking areas should be of sufficient strength to withstand vehicular loading.
 15. Lintels or sleeves are to be provided for drains passing through foundation brickwork.
 16. All gully connections to be 150 dia. uPVC polypropylene or similar.
 17. All gully connections other than at manholes to be "Y" junctions.
 18. All gully gratings within shared surface area to be pedestrian friendly.
 19. In order to prevent debris entering the public sewers a temporary screen should be installed within the east proposed manhole. The screen should remain in place until immediately prior to occupation.
 20. Integral garage floor levels to be set lower than house. See specific house type drawings for actual details.
 21. Pre-cast manhole rings must not be cut on site to fit.

KEY:

- Adoptable surface water sewer
- Adoptable surface water lateral drain
- Private surface water drain
- Highway drain
- Private drain
- Adoptable surface manhole
- Type 3 surface water inspection chamber
- Type 3 surface water inspection chamber (not adoptable)
- Type 4 surface water inspection chamber
- Type 4 surface water inspection chamber (min 600mm below FGL) - not greater than 1 property (not adoptable)
- Private rodding eye
- Highway gully
- Private gully
- Adoptable foul sewer
- Adoptable foul lateral drain
- Private foul drain
- Adoptable foul manhole
- Type 3 foul inspection chamber
- Type 3 foul inspection chamber (not adoptable)
- Type 4 foul inspection chamber
- Type 4 foul inspection chamber (min 600mm below FGL) - not greater than 1 property (not adoptable)
- Ground Level
- SL 89.35 FFL
- Tactile Paving
- Bank or Slope
- Exposed Brickwork
- Retaining Wall (Brickwork)
- Sleeper Retaining Wall
- Proposed Tanking
- Proposed Gravel Board (300 max)
- 17C Proposed Street Lighting
- Drainage easement

Revision	Description	Date	By
A	Revised to suit updated site layout.	12.11.18	JB
B	Revised to suit updated site layout.	09.01.19	JB
C	Structural wall PVC now specified for 3750 sewers	05.02.19	JB
D	Lateral added to RD11 and 12	12.02.19	JB
E	Slope levels added to footpath within POS	03.03.19	JB
F	Slopes reviewed to with porches.		

Job: Land off Roman Road
Holmer
Hereford
Phase 2

Title: Engineering Plan
Sheet 1 of 3

Scale: 1:250 @ A0
Date: Jul '18

Drawn: JB
Checked: JB

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BLOOR HOMES
J S BLOOR (TEWKESBURY) LIMITED
WESTERN HOUSE, FURROWFIELD PARK
TEWKESBURY, GLOUCESTERSHIRE, GL20 8UR
TELEPHONE 01684 290455 FACSIMILE 01684 290454

Drawing No. WE086-EN-101E

Holmer, Hereford