



Bungalow

HILDERSLEY FARM

Eastern Buffer

Eastern Buffer

Southern Buffer

Southern Buffer

Track

Playing Field

ST16 FLOW CONTROL CHAMBER WITH  
RETAINING WALL (HEIGHT 1.2m) AND  
INVERT LEVEL 48.45

RETENTION WALL TO ACCOMMODATE UP TO  
1.1m HIGH FLOOD WATER WITH ALLOWANCE  
OF 300mm FLOODING  
INVERT LEVEL 48.45  
TOP OF WALL 48.75

**GENERAL NOTES**

1. DO NOT SCALE.
2. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS AND SITE DIMENSIONS AND LEVELS, INCLUDING SEWER INVERT LEVELS, BEFORE WORKS START ON SITE. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING LEGISLATION, BRITISH STANDARDS, BUILDING REGULATIONS, ETC.
3. POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPARATUS ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL OR OTHER SPECIALIST DOCUMENT PROVIDED. ANY ANOMALY OR CONTRADICTION BETWEEN ANY OF THE ABOVE IS TO BE REPORTED TO BOW SOUTH WALES.
5. THIS DRAWING IS SCHEMATIC FOR CLARITY ONLY. POSITIONS OF PIPE RUNS AND MANHOLES MAY VARY ON SITE DUE TO SITE CONDITIONS.
6. THIS DRAWING IS SCHEMATIC FOR CLARITY ONLY. POSITIONS OF PIPE RUNS AND MANHOLES MAY VARY ON SITE DUE TO SITE CONDITIONS.
7. SUBSOIL TO GARDEN AREAS TO BE BROKEN UP PRIOR TO TOP SOILING.

**DRAINAGE NOTES**

1. ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS5512 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.
2. THE CONTRACTOR IS TO CHECK THE LEVEL OF EXISTING SEWERS BEING USED AS OUTFALLS OR CROSSING PROPOSED DRAINAGE RUNS PRIOR TO LAYING ANY PIPES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
3. ALL SURFACE WATER LATERAL PIPES TO BE 150MM DIAMETER UNLESS SHOWN OTHERWISE.
4. ALL FOUL WATER LATERAL PIPES TO BE 100MM DIAMETER UNLESS SHOWN OTHERWISE.
5. PRIVATE HOUSE DRAINAGE WILL BE FLEXIBLY JOINTED PLASTIC OR CLAY PIPEWORK. DIAMETER 100MM UNLESS SHOWN OTHERWISE.
6. ALL CONNECTIONS FOR HOUSE DRAINAGE SHALL BE 100MM UNLESS NOTED OTHERWISE AND MUST EXTEND 500MM BEHIND THE BACK OF FOOTWAY/HOMEZONE ROAD. ALL CONNECTIONS WHEN LAD SHALL BE FLOODED, CONNECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE. ALL DRAINAGE LATERALS FROM THE ADAPTABLE DRAINAGE SYSTEM TO BE 150MM DIA. UNLESS CONNECTED TO THE HEAD OF A 100MM DIA. PWS.
7. FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 300MM IN VERTICAL AREAS OR 600MM IN OTHER AREAS PROTECTION IN THE FORM OF A 100MM THICK CONCRETE PAD SHALL BE PROVIDED OVER THE PIPE GRANULAR SURROUND.
8. WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS LINTELS ARE TO BE PROVIDED OVER. UNDER BUILDING PIPES SHALL BE SURROUNDED WITH 150MM THICKNESS OF GRANULAR MATERIAL WHERE DRAINS PASS WITHIN 1M OF BUILDINGS THE WALL FOUNDATION SHALL BE TAKEN DOWN BELOW THE INVERT OF THE PIPE.
9. WHERE DRAINS DO NOT EXCEED 600MM DEEP, PLASTIC OR CLAY ACCESS FITTINGS MINIMUM DIAMETER 225MM SHALL BE USED. ELSEWHERE PROPRIETARY PLASTIC OR PRECAST CONCRETE INSPECTION CHAMBERS SHALL BE USED. UNLESS SHOWN OTHERWISE F40 INSPECTION CHAMBERS ARE TO BE 750MM BELOW DPC LEVEL AND 500 CHAMBERS AND ROODING EYES TO BE 600MM BELOW DPC.
10. ALL GULLIES AND RAINWATER DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE ROOMS.
11. HOUSE LEVELS SHOWN ARE DPC AND ADJACENT GARAGE FLOORS ARE TO BE 150MM LOWER UNLESS SHOWN OTHERWISE. LEVELS AT DRAINAGE ACCESS POINTS ARE INVERTS.
12. DRAINAGE RUNS SHOULD BE LAID AT A MINIMUM OF 50MM FROM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR FUTURE EXTENSIONS.
13. ALL DRAINAGE SHALL BE LAID UPSTREAM AND EACH RUN BETWEEN MANHOLES SHALL BE LAID COMPLETE PRIOR TO BACKFILLING. WHERE THIS IS NOT PRACTICAL TRAIL HOLES OR OTHER MEANS OF IDENTIFYING THE LINE AND LEVEL OF SERVICES SHALL BE CARRIED OUT PRIOR TO WORKS COMMENCING.
14. ALL BRANCH DRAINS OR CONNECTIONS, ARE TO DISCHARGE TO THE COLLECTORS OBVIOUSLY, AND IN THE DIRECTION OF THE MAIN FLOW.
15. ALL LOW SPOTS ON HARDSTANDING AREAS TO HAVE YARD GULLIES/ACO.

**SEWER ADOPTION NOTES**

ALL WORKS FOR ADOPTION UNDER A SECTION 104 AGREEMENT SHALL BE CARRIED OUT TO THE NATIONAL WATER COUNCIL GUIDE 'SEWERS FOR ADOPTION' 7TH EDITION AND DWR CYMRU WELSH WATER'S REQUIREMENTS.

APPROVED DWR CYMRU WELSH WATER PLASTIC PIPE SYSTEMS ARE AS FOLLOWS:

- MARLEY TRINWALL SYSTEM
- UPKNER ULTRABE SYSTEM
- OSMA ULTRABE SYSTEM
- POLYSEWER TRINWALL SYSTEM
- POLYPIPES - RIGIDSEWER (400mm-600mm AND 750mm-900mm)

PLEASE NOTE THAT THE INSTALLER MUST BE ACCREDITED WITH THE BRITISH PLASTICS FEDERATION (BPF).

**KEY**

- 48.90 PROPOSED FINISHED FLOOR LEVEL
- RETAINING WALL (HEIGHT SHOWN IS REQUIRED RETAINING HEIGHT AND DOES NOT INCLUDE HEIGHT OF BOUNDARY WALLS OR FENCES)
- TANKED BATTER MAXIMUM 1:2
- LANDSCAPED WATER
- LANDED WATER
- UNDERBUILD (ADDITIONAL BELOW DPC LEVEL)
- STEPPED ACCESS (PART M)
- PROPOSED SPOT LEVEL
- ADAPTABLE FOUL SEWER AND MANHOLE WITH INSPECTION CHAMBER AND LATERAL
- ADAPTABLE SURFACE SEWER AND MANHOLE WITH INSPECTION CHAMBER AND LATERAL
- PRIVATE FOUL DRAINAGE
- PRIVATE SURFACE WATER DRAINAGE
- ROODING EYE
- HIGHWAY GULLY AND CONNECTION
- PRIVATE GULLY
- ACD DRAIN M150D OR SIMILAR APPROVED

P1 21 01 2021  
Revisions

Project: Hildersley Farm  
Ross on Wye

Client:

Drawing: Engineering Plan  
Sheet 2

Scale: 1:250 @ A0 Date: Jan 2021 Drawn by: NC

Drawing No: 10284-100-02 Rev: P1

PHOENIX DESIGN  
Partnership Ltd.  
Unit 8, Wemyss Garage, Wemyss Farm, Ross-on-Wye, Herefordshire, HR9 2AA, UK  
Tel: 01532 221111 Fax: 01532 221111  
Email: enquiries@phoenixdesign.co.uk www.phoenixdesign.co.uk

This drawing is the copyright of Phoenix Design Partnership Ltd. No liability will be accepted for amendments by others in either the printed or digital format.

Doc Status: PRELIMINARY