



Bungalow

HILDERSLEY FARM

- GENERAL NOTES**
- DO NOT SCALE.
 - 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.
 - POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPROPRIATE ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL OTHER DRAWINGS, ENGINEERING DETAILS, SPECIFICATION AND ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENT PROVIDED.
 - ANY ANOMALY OR CONTRADICTION BETWEEN ANY OF THE ABOVE IS TO BE REPORTED TO BOW SOUTH WALES.
 - THIS DRAWING IS A SCHEMATIC FOR CLARITY ONLY. POSITIONS OF PIPE RUNS AND MANHOLES MAY VARY ON SITE DUE TO SITE CONDITIONS.
 - SURFACE TO GARDEN AREAS IS TO BE BROKEN UP PRIOR TO TOP SOILING.
- DRAINAGE NOTES**
- ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8301 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.
 - THE CONTRACTOR IS TO CHECK THE LEVELS 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.
 - ALL SURFACE WATER LATERAL PIPES TO BE 150MM DIAMETER UNLESS SHOWN OTHERWISE.
 - ALL FOUL WATER LATERAL PIPES TO BE 100MM DIAMETER UNLESS SHOWN OTHERWISE.
 - PRIVATE HOUSE DRAINAGE SHALL BE FLEXIBLY JOINTED PLASTIC OR CLAY PIPEWORK, DIAMETER 100MM UNLESS SHOWN OTHERWISE.
 - 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 LAYED SHALL BE PLUGGED, PROTECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE. ALL DRAINAGE LATERALS FROM THE ADAPTABLE DRAINAGE SYSTEM TO BE 100MM DIA UNLESS CONNECTING TO THE HEAD OF A 100MM DIA F.W.S.
 - FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 900MM IN VEHICLE AREAS OR ROOMS IN OTHER AREAS PROTECTION IN THE FORM OF A 100MM THICK CONCRETE PAD SHALL BE PROVIDED OVER THE PIPE GRANULAR SURROUND.
 - WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS LINTELS ARE TO BE PROVIDED OVER UNDER BUILDINGS 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.
 - 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. FW INSPECTION CHAMBERS ARE TO BE 750MM BELOW DPC LEVEL AND SW CHAMBERS AND ROODING EYES TO BE 600MM BELOW DPC.
 - ALL GULLIES AND MANHOLE DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE ROADABLE.
 - HOUSE LEVELS SHOWN ARE DPC AND ADJACENT GARAGE FLOORS ARE TO BE 150MM LOWER UNLESS SHOWN OTHERWISE. LEVELS AT DRAINAGE ACCESS POINTS ARE INVERTS.
 - DRAINAGE RUNS SHOULD BE LAID AT A MINIMUM OF 1:100 FROM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR FUTURE EXTENSIONS.
 - 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.
 - ALL BRANCH DRAINS, OR CONNECTIONS, ARE TO DISCHARGE TO THE COLLECTORS OBOLIQUELY, AND IN THE DIRECTION OF THE MAIN FLOW.
 - ALL LOW SPOTS ON HARDSTANDING AREAS TO HAVE YARD GULLIES/ACC.
- 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 TWINWALL SYSTEM
 - UPONOR ULTRARIB SYSTEM
 - OSMA ULTRARIB SYSTEM
 - POLYSEWER TWINWALL SYSTEM
 - POLYPIPPES - ROSENER (400-600mm and 750-900mm)
- 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)
 - GRAVEL BOARD (HEIGHT SHOWN IS REQUIRED, RETAINING HEIGHT AND DOES NOT INCLUDE HEIGHT OF BOUNDARY WALLS OR FENCES)
 - TANKED BATTER MAXIMUM 1:2
 - 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
 - ADAPTABLE HDPE RISING MAIN
 - PRIVATE FOUL DRAINAGE
 - PRIVATE SURFACE WATER DRAINAGE
 - ROODING EYE
 - HIGHWAY GULLY AND CONNECTION
 - PRIVATE GULLY
 - ACC DRAIN M1500 OR SIMILAR APPROVED
 - PERVIOUS PAVING TO INFILTRATE DRAINAGE
 - STREET LIGHTING (REFER TO CAPTA DRAWINGS FOR FURTHER DETAILS)

P10 21.12.2021 Junction markings added
 P10 18.10.2021 Engineering and drainage amended to match revised layout
 P10 18.10.2021 Engineering and drainage amended to match revised layout
 P10 18.10.2021 Plot drainage designed and amended to match revised layout
 P10 18.10.2021 Drainage updated to suit revised layout
 P10 18.10.2021 Levels updated
 P10 28.05.2021 Drainage and levels updated to suit revised layout
 P10 27.01.2021 Site layout updated
 P10 21.12.2021 Finished floor levels amended as per clients request
 Revisions

Project: **Hildersley Farm**
 Client: **Ross on Wye**

Client logos: **BARRATT** and **PHOENIX DESIGN PARTNERSHIP LTD**

Drawing: **Engineering Plan Sheet 2**

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

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Dwg Status: **PRELIMINARY**

Attenuation Basin

DEFLECTION BRICK TO ACCOMMODATE UP TO 1.1m³ OF WATER WITH ALLOWANCE FOR 13 BATTER STAGES
 TOP WATER LEVEL: +48.175
 TOP OF BATTER: +48.275

Viewing Mound

L.E.A.P.

P.O.S.

Kickabout Playing Field

Viewing Mound

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