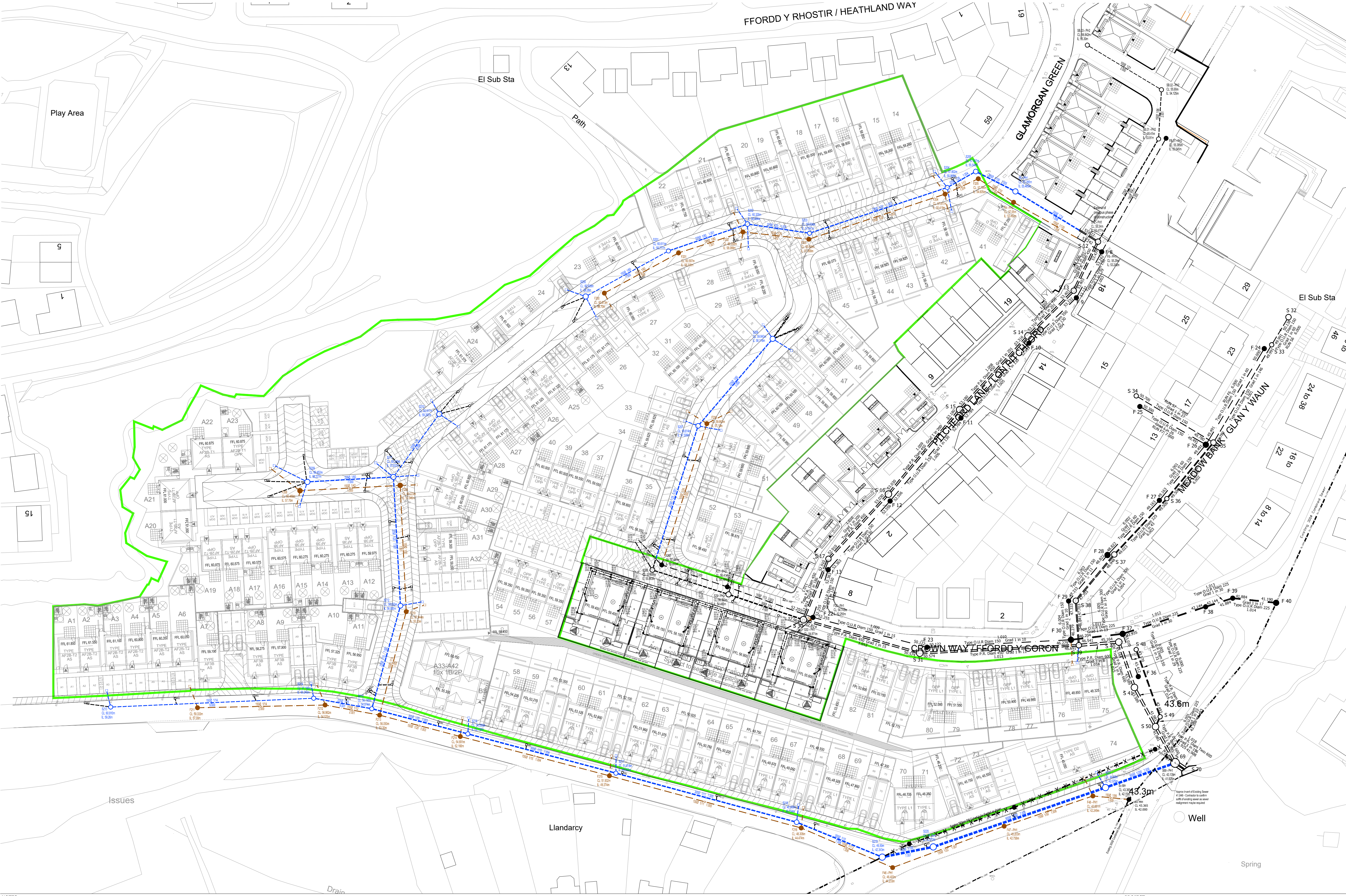




Adoptable Plot Drainage Key

	Type 1 FW MH (3-6m) Type 2 (<3m)
	Type 1 SW MH (3-6m) Type 2 (<3m)
	Type 3 FW IC (<3m) PPIC
	Type 3 SW IC (<3m) PPIC
	Type 4 FW IC (<2m)
	Type 4 SW IC (<2m)
	100mm Foul sewer
	100mm Surface Water sewer
	150mm Foul sewer
	150mm Surface Water sewer
	Site Boundary

Private Plot Drainage Key

	Type 3 FW IC (<3m) PPIC
	Type 3 SW IC (<3m) PPIC
	Type 4 FW IC (<1.2m)
	Type 4 SW IC (<1.2m)
	100mm Foul drain
	100mm Surface Water drain
	150mm Foul drain
	150mm Surface Water drain
	Foul connection and drain
	Rainwater downpipe and drain
	Surface water rodding eye
	Yard gully 100mm connection
	Road gully 150mm connection

1. To be constructed in accordance with the latest guidelines and to fully comply with Sewer For Adoption 7th Edition, the Welsh Ministers Standards and any associative documentation.

2. This drawing has been prepared for Drainage purposes only, and must not be used for House Setting Out.

3. Verified Clay sewers to reference Section E2.16 Sewers for Adoption 7th Edition, and refer to Section E2.21 and E2.22 of SFA 7th Edition for an approved plastic drainage system.

4. All SW drains serving up to 4no. properties to be 100mm diameter, 150mm thereafter, unless shown otherwise.

5. Reference should be made to the Architects drawings to determine exact location of down pipes, in relation to brickwork and eaves detailing.

6. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.

7. House levels are Finished Floor Levels (F.F.L.), and are a minimum of 150mm above finished ground level outside except where tanking has been utilised.

8. Figures quoted next to manholes/rodding eyes are Cover Level & Invert Level in m Ordnance Datum Benchmark, and (depth to invert) in mm.

9. Where dropfalls occur, Invert levels and (depth to invert) of incoming pipes are given.

10. Concrete surround required to areas of shallow drainage.

11. Trapped gullies to be used in areas of combined sewerage.

12. This drawing is to be read in conjunction with the Engineering Standard Details, the Specification for this job, and the Architects Drawings for full details.

ALL SEWERS TO BE 100MM DIAMETER UNLESS OTHERWISE SHOWN

FIGURES QUOTED NEXT TO MANHOLES/RODDING EYES ARE COVER LEVEL & INVERT LEVEL IN m IN ORDNANCE DATUM BENCHMARK, AND (DEPTH TO INVERT) IN mm TO CALCULATE COVER FOR DRAINS SEWERS REDUCT THE PIPE SIZE FROM THE DEPTH SHOWN IN BRACKETS

NOTES:

THE DEVELOPER MUST SELF-VET AND CERTIFY THAT THE DESIGN CRITERIA, MATERIAL STANDARDS AND WORKMANSHIP SPECIFICATIONS FOR THE PROPOSED ADOPTABLE SEWERS ARE IN ACCORDANCE WITH THOSE SET OUT IN 'SEWERS FOR ADOPTION' 7th EDITION AND THE REQUIREMENTS OF DWR CYMRU WELSH WATER AS THE STATUTORY SEWERAGE UNDERTAKER.

ALL HIGHWAY WORKS TO BE IN ACCORDANCE WITH 'NEATH PORT TALBOT COUNTY BOROUGH COUNCIL GUIDE TO THE LAYOUT OF DEVELOPMENT ROADS' & 'SPECIFICATION FOR THE CONSTRUCTION OF ROADS FOR ADOPTION'

No planting other than the following shallow rooted species such as the following is to be permitted close to sewers and drains:

- Berberis candidula; (Paleleaf barberry).

Berberis julianae; (wintergreen barberry).

Ceanothus burkwoodii; (California lilac 'Burkwoodii').

Cotoneaster dammeri; (Bearberry cotoneaster).

Cotoneaster skogolm (Cotoneastr x suecicus, 'Skogolm').

Cytisus varieties or Sarothamnus; (Common or Scotch) Broom).

Euonymus japonica; (Japanese spindle).

Euonymus radicans; Variety of Euonymus 'Fortunes' spindle or wintercreeper).

Mahonia varieties; can be included in the genus Berberis, most common name is M. aquifolium (Oregon grape).

- Potentilla varieties; most varieties are types of cinquefoil. Also includes Common tormentail, silverweed and barren strawberry.

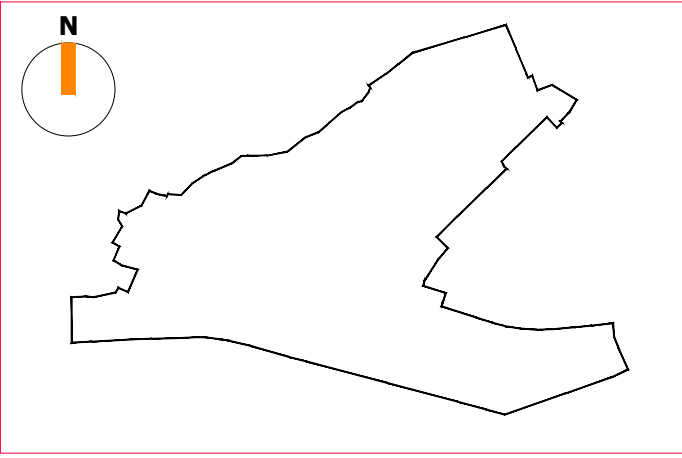
Skimmia japonica; (Skimmia)

Spiraea japonica; (Japanese spiraea or Japanese meadowsweet).

Veronica varieties; (Speedwell).

Viburnum davidii; (David viburnum).

Viburnum tinus; (Laurisinus).



P02	13.11.19	NR/TW	LAYOUT, DRAINAGE & FFL's AMENDED
P01	30.10.19	NR/TW	PRELIMINARY ISSUE
REV	DATE	DRAWN/CHK	REVISION INFO
STATUS:			

PRELIMINARY

PROJECT:
HERITAGE GATE
COED DARCY
PHASE 2

DRAWING TITLE:
ADOPTABLE DRAINAGE LAYOUT

JOB NUMBER:
SE1649

SCALE AT A1:
1:500

REV. STATUS:
S2

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DRAWING NUMBER:
COD-ISS-P2-XX-DR-C-3001

REVISION:
P02