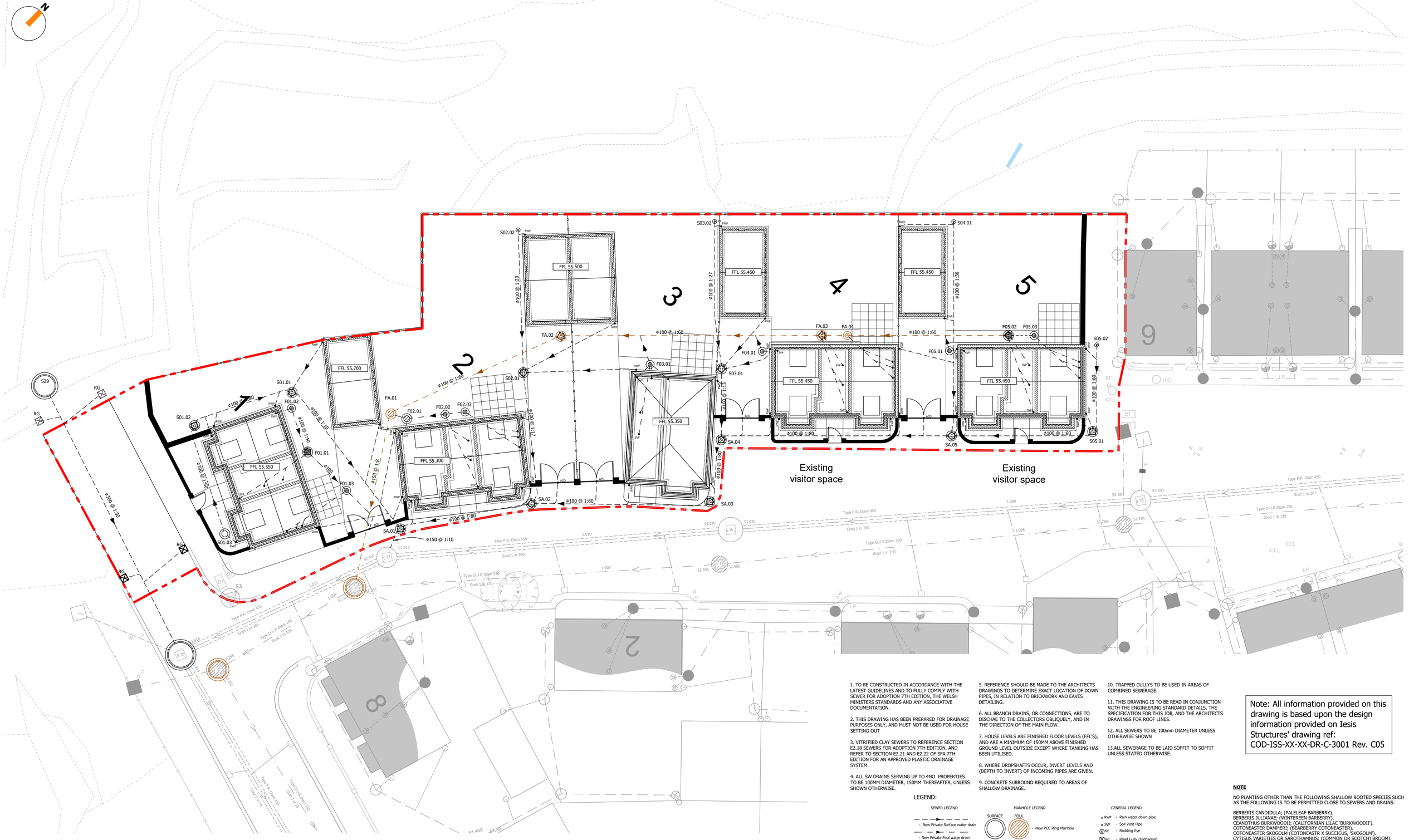


1. TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST GUIDELINES AND TO FULLY COMPLY WITH SEWER FOR ADOPTION 7TH EDITION, THE WELSH MINISTERS STANDARDS AND ANY ASSOCIATIVE DOCUMENTATION.

2. THIS DRAWING HAS BEEN PREPARED FOR DRAINAGE PURPOSES ONLY, AND MUST NOT BE USED FOR HOUSE SETTING OUT

3. VITRIFIED CLAY SEWERS TO REFERENCE SECTION E2.18 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 DISCHAE TO THE COLLECTORS OBLIQUELY, AND IN THE DIRECTION OF THE MAIN FLOW.

7. HOUSE LEVELS ARE FINISHED FLOOR LEVELS (FFL'S), AND ARE A MINIMUM OF 150MM ABOVE FINISHED GROUND LEVEL OUTSIDE EXCEPT WHERE TANKING HAS BEEN UTILISED.

8. WHERE DROPSHAFTS OCCUR, INVERT LEVELS AND (DEPTH TO INVERT) OF INCOMING PIPES ARE GIVEN.

9. CONCRETE SURROUND REQUIRED TO AREAS OF SHALLOW DRAINAGE.

10. TRAPPED GULLYS TO BE USED IN AREAS OF COMBINED SEWERAGE.

11. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING STANDARD DETAILS, THE SPECIFICATION FOR THIS JOB, AND THE ARCHITECTS DRAWINGS FOR ROOF LINES.

12. ALL SEWERS TO BE 100mm DIAMETER UNLESS OTHERWISE SHOWN

13.ALL SEWERAGE TO BE LAID SOFFIT TO SOFFIT UNLESS STATED OTHERWISE.

LEGEND:

SEWER LEGEND

- New Private Surface water drain
- New Private Foul water drain
- Existing Surface water sewer
- Existing Foul water sewer
- New foul water drain to be offered for adoption

MANHOLE LEGEND

SURFACE FOUL

- New PCC Ring Manhole
- New Type 3 inspection chamber (no greater than 3 properties)
- New Type 4 inspection chamber (no greater than 1 property)
- Existing PCC Ring Manhole
- Existing Inspection Chamber

GENERAL LEGEND

- RWP - Rain water down pipe
- SVP - Soil Vent Pipe
- RE - Rodding Eye
- RG - Road Gully (Highways)
- ACO - Drainage Channel
- Site Boundary

Note: All information provided on this drawing is based upon the design information provided on Iesis Structures' drawing ref: COD-ISS-XX-XX-DR-C-3001 Rev. C05

NOTE

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; (WINTEREEN BARBERRY).
CEANOTHUS BURKWOODII; (CALIFORNIAN 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)
SPIREA JAPONICA; (JAPANESE SPIREA OR JAPANESE MEADOWSWEET).
VERONICA VARIETIES; (SPEEDWELL).
VIBURNUM DAVIDII; (DAVID VIBURNUM).
VIBURNUM TIMUS; (LAURISTINUS).

This drawing is copyright and its use or reproduction without the permission of Spring Design Consultancy Limited. All rights are reserved until invoices are paid in full. No responsibility will be taken for any design used for construction prior to receipt of relevant approvals.

rev	date	description	by
-	-	-	-

Status:

PLANNING

Drawn:	RMJ
Checked:	RMJ
Date:	May 2020
Scale:	1:125 @ A1

Client: Waterstone Homes

Project: Heritage Gate, Coed Darcy

Title: Proposed Drainage Layout - Ph.2 - 1 of 2

Ref: 2432-525-1 Rev:

spring design
Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk