



Ysgol Gynradd
Tywyn Primary School

- STANDARD NOTES**
- DO NOT SCALE FROM THIS DRAWING.
 - 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 ETC.
 - POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPARATUS 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, SPECIFICATIONS AND ANY STRUCTURAL, GEOTECHNICAL, OR OTHER SPECIALIST DOCUMENT PROVIDED. ANY ANOMALY OR CONTRADICTION BETWEEN ANY OF THE ABOVE IS TO BE REPORTED TO THE DEVELOPERS ENGINEER.
 - ALL LEVELS ARE IN TERMS OF THE OS DATUM.
 - FINAL CONNECTION INVERT LEVELS ARE TO BE CONFIRMED IN ORDER TO VALIDATE DESIGN.

- NOTES / ASSUMPTIONS**
- EXISTING COMBINED SEWER LEVEL AND LOCATION NEEDS TO BE CONFIRMED AS DEVIATIONS MAY BE REQUIRED. CONNECTION INVERT LEVELS HAVE BEEN ASSUMED.

- DRAINAGE NOTES**
- ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8001 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.
 - 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.
 - PRIVATE HOUSE DRAINAGE WILL BE FLEXIBLY JOINTED PLASTIC OR CLAY PIPEWORK.
 - DRAINAGE 100MM UNLESS SHOWN OTHERWISE.
 - ALL CONNECTIONS FOR HOUSE DRAINAGE SHALL BE 100MM UNLESS NOTED OTHERWISE AND MUST EXTEND 500MM BEHIND THE BACK OF FOOTING/HOMEZONE ROAD. ALL CONNECTIONS WHEN LAID SHALL BE PLUGGED, PROTECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE. ALL DRAINAGE LATERALS FROM THE ADAPTABLE DRAINAGE SYSTEM TO BE 150MM DIA. UNLESS CONNECTING TO THE HEAD OF A 100MM DIA. FWS.
 - FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 800MM IN VEHICULAR AREAS OR 600MM 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 UNITS 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 600MM BELOW DPC LEVEL AND SW CHAMBERS AND ROOFING EYES TO BE 450MM BELOW DPC.
 - ALL GULLIES AND RAINWATER DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE ROADABLE.
 - HOUSE LEVELS SHOWN ARE DPC SET 150MM ABOVE PROPOSED GROUND LEVELS. GARAGE FLOORS ARE SET 75MM ABOVE PROPOSED GROUND LEVELS UNLESS SHOWN OTHERWISE. SEE PHWM DETAILS FOR GARAGE TRANSITION AT MAIN ACCESS.
 - LEVELS AT DRAINAGE ACCESS POINTS ARE INVERTS.
 - WHERE POSSIBLE, DRAINAGE RUNS SHOULD BE LAID AT A MINIMUM OF 3.0M 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, TIAL 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 OBLOQUELY, AND IN THE DIRECTION OF THE MAIN FLOW.
 - ALL LOW SPOTS ON HARDSTANDING AREAS TO HAVE YARD GULLIES/ACD.

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 DMR CYMRU WELSH WATER'S REQUIREMENTS.

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

- MARLEY TWINWALL SYSTEM
- UPONOR ULTRABIS SYSTEM
- OSMA ULTRABIS SYSTEM
- POLYSEWER TWINWALL SYSTEM
- POLYPIPES - RIGSEWER (400mm-600mm AND 750mm-900mm)

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

KEY

- PROPOSED FINISHED FLOOR LEVEL
- RETAINING WALL (HEIGHT SHOWN IS REQUIRED RETAINING HEIGHT AND DOES NOT INCLUDE HEIGHT OF BOUNDARY WALLS OR FENCES)
- PROPOSED GRAVEL BOARD
- LANDSCAPED BATTER MAXIMUM 1:2
- TANKED WALL
- UNDERBUILD (ADDITIONAL BELOW DPC LEVEL)
- STEPPED ACCESS (PART M)
- SPOT LEVEL
- EXISTING COMBINED SEWER
- PROPOSED CONTOURS
- MACRO-PERVIOUS PAVING (ASPHALT SURFACE WITH TYPE 3 SUB BASE)
- BLOCK PAVING - REFER TO DRAINAGE LAYOUT FOR AREAS OF PERMEABLE PAVING
- ADAPTABLE FOUL SEWER / LATERAL AND MANHOLE / IC
- PRIVATE FOUL DRAINAGE

- Revisions
- | | | |
|---|------------|---|
| O | 18.01.2020 | Revised design replaced by finalisation working additional services also added to private drive per DCWV requirements |
| N | 09.12.2021 | Foul drainage updated per DCWV comments |
| M | 26.10.2021 | Minor amendments to foul drainage |
| K | 20.08.2021 | Foul pit drainage added |
| L | 03.08.2021 | Engineering updated to full revised drainage arrangements |
| H | 29.06.2021 | Foul Clearance added to layouts |
| G | 17.06.2021 | Site Wide amendments to reflect updated Layout, S278 information added |
| F | 26.03.2021 | Paths to apartment block updated per revised layout, Plot 124 amended per revised layout. Further survey information added. Road 6 updated to wall. |
| E | 10.02.2021 | Plot 3-18 amended to full updated layout. Foul Mains |
| D | 22.12.2020 | Site Wide changes per MVI sketch dated 15.12.2020. Additional survey added to Private 18. Scale shown indicative. |
| C | 25.11.2020 | Highway Drainage depths updated |
| B | 23.10.2020 | Updated following layout revision |
| A | 18.02.2020 | Updated following layout revision |

Project: **Alan Lido
Fort Talbot**

Client: **PERSIMMON**

Drawing: **Engineering
Sheet 2**

Scale: 1:250 @ A0 Date: OCT 2019 Drawn by: JP

Drawing No: **10267 - 100 - 02** Rev: 0

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