



British Water Flows & Loads - Foul Water				
Room	Persons	No. of	Flow Rate (l/pp/d)	Flow
1 bed	2	18	150	5400
2 bed	3	6	150	2700
2 bed	4	8	150	4800
3 bed	5	11	150	8250
Total =		43		21150
Peak Factor = 6				126900 l/d
				Total Foul Flow = 1,469 l/s

UTILITIES KEY	
TV	Cable TV
HV	High Voltage
LV	Low Voltage
EC	Electric Cable
SC	Security Cable
COM	Comms
F	Fuel Line
ED	Empty Duct
TL	Traffic Light Cable
G	Gas
O	Oil Pipe
BT	British Telecom
U	Unknown Trace
WS	Water
FWS	Foul Water Sewer
CWS	Combined Water Sewer
SWS	Surface Water Sewer
US	Utility Survey Extents
Other	Other
Chamber Extents	
End of Trace	

DRAINAGE KEY	
COMB	EXISTING COMBINED SEWER (300mmØ)
PROPOSED FW DRAINAGE (ADOPTABLE)	(150mmØ)
PROPOSED FW DRAINAGE (PRIVATE)	(100mmØ)
PROPOSED SW DRAINAGE	
LINEAR CONVEYANCE	
SITE BOUNDARY	
PERMEABLE PAVING	
LINED RAINGARDEN	(within 5m from Building)
UNLINED RAINGARDEN	(5m away from Building)
SOAKAWAY INFILTRATION TANK	
5m SOAKAWAY OFFSET	
TRIAL PIT	
RELOCATED ACCESS	
ADOPTABLE ROAD	SUBJECT TO S38 APPROVAL

- NOTES
- THIS DRAWING IS PRELIMINARY AND SUBJECT TO CHANGE DURING DETAILED DESIGN. NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 - DO NOT SCALE FROM THIS DRAWING, USE FIGURED DIMENSIONS ONLY.
 - ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - ALL DIMENSIONS IN M UNLESS STATES OTHERWISE. TYPE S AND S1 BEDDING AND SURROUND TO ALL CARRIER DRAINS EXCEPT WHERE DEPTH IS LESS THAN 1.2M OR IN AREAS BENEATH ASPHALT IN WHICH CASE TYPE Z1 BEDDING AND SURROUND IS TO BE USED.
 - MH COVERS AND FRAMES TO CONFORM TO BS EN 124: HIGHWAYS AND FOOTWAYS TO FRONT OF BUILDINGS (D400) -FOOTWAYS TO REAR OF BUILDINGS AND INTERNAL ATRIA/VOID AREAS (B125)
 - ALL DRAINAGE (150mm-600mm) TO BE TWIN WALL UPVC PIPEWORK IN ACCORDANCE WITH BS-EN-13476-1:2007 AND TO ACHIEVE THE HAPAS SPECIFICATION ISSUED BY THE BBA.
 - ALL INTERNAL RWP'S AND SVPS TO HAVE ABOVE GROUND ACCESS FITTINGS.
 - ALL EXTERNAL RWPS TO BE FITTED WITH RODDABLE GULLIES AT JUNCTURE WITH GROUND.
 - FOUL DRAINAGE PIPE MATERIAL TO BE UPVC IN ACCORDANCE WITH BS-EN 1401-1 AND TO ACHIEVE HAPAS SPECIFICATION ISSUED BY THE BBA.
 - ROOT BARRIERS TO BE INSTALLED WHERE SEWERS ARE WITHIN 1.5M OF PROPOSED / EXISTING TREES.
 - INSPECTION CHAMBER ACCESS TO BE RESTRICTED TO 350MMØ WHEN DEPTH TO INVERT LEVEL EXCEEDS 1.2M.
 - ALL INTERNAL DRAINAGE TO BE 100Ø PIPEWORK UNLESS SPECIFIED OTHERWISE.
 - ALL DRAINAGE TO BE CONSTRUCTED IN LINE WITH BUILDING REGULATIONS PART H.
 - WHERE PIPEWORK IS TO BE ABANDONED, IT IS TO BE GRUBBED UP, DUG OUT AND REMOVED.
 - SOAKAWAYS HAVE BEEN DESIGNED IN LINE WITH THE CIRIA SuDS MANUAL C753. NO INTERCEPTION, AS PER SuDS MANUAL TABLE G2.1.
 - CONTRACTOR TO VERIFY DESIGN INFILTRATION RATES AT PROPOSED LOCATIONS OF INFILTRATION PRIOR TO CONSTRUCTION. INFILTRATION TESTS TO BE CARRIED OUT AT PROPOSED DEPTH OF THE BASE OF THE INFILTRATION FACILITIES AND IN STRICT ACCORDANCE WITH BRE DIGEST 365. CONTRACTOR TO ADVISE ENGINEER IF INFILTRATION TEST RESULTS ARE LOWER THAN THE DESIGN INFILTRATION RATE.
 - CONTRACTOR TO VERIFY THAT THE STRATA ENCOUNTERED AT THE BASE OF THE SOAKAWAY MATCHES TESTING DATA PROVIDED AND INFORM THE ENGINEER OF ANY CHANGES OR INCONSISTENCIES ACROSS THE LENGTH OR WIDTH OF EACH FEATURE. ANY SEEPAGE OR GROUNDWATER ENCOUNTERED SHOULD ALSO BE COMMUNICATED TO THE ENGINEER.
 - STOCKPILING OF SOILS OR CONSTRUCTION MATERIAL AND HAVE TRAFFICKING WITH MACHINERY TO BE AVOIDED IN AREAS OF PROPOSED INFILTRATION TO AVOID OVER CONSOLIDATION OF SUB-SOILS.
 - CONTRACTOR TO PROTECT ANY EXCAVATIONS FOR SOAKAWAY FEATURES OR INSTALLED STRUCTURES FROM SILTATION FROM SITE RUNOFF.
 - ATTENUATION AND INFILTRATION FEATURES HAVE BEEN DESIGNED FOR ALL RETURN PERIODS UP TO AND INCLUDING 1 IN 100 YEAR +40% ALLOWANCE FOR CLIMATE CHANGE, AND TO 1/2 DRAIN DOWN WITHIN 24 HOURS.
 - TOPOGRAPHICAL SURVEY TAKEN FROM LANDMARK SURVEYS WALES.
 - UTILITY SURVEY TAKEN FROM LANDMARK SURVEYS WALES DRAWING NUMBER 6388.
 - RWP & SVP LOCATIONS TO BE CONFIRMED.
 - REFER TO DRAINAGE STANDARD DETAILS ON JUBB DRAWINGS 510 & 511.

P4	09.12.22	Updated architects layout	KP	GS
P3	06.12.22	Updated layout	KP	GS
P2	12.10.22	SAB Pre App	KP	GS
P1	07.10.22	Preliminary issue	KP	GS

Rev Date Description By Apvd

PROJECT:
DEVONSHIRE PLACE,
PORT TALBOT

TITLE:
DRAINAGE LAYOUT

CLIENT:
LINC CYMRU

SCALE@A1:
1:250

PROJECT REF:
22305
DRAWING No: 22305-JUBB-00-XX-DR-C-0500 REV: P4

Revision Referencing
P = Preliminary A = Approval T = Tender C = Construction