THE VALE OF GLAMORGAN COUNCIL
SUPERSEDED

SURFACE WATER ATTENUATION WITHIN POS AREA VIA HYDRO STORMCELL SYSTEM (15.6x36x0.52m) = 277m³ VOLUME / 95% VOIDS FOR 1 IN 30 YEAR EVENT (DCWW/S/104). (13x15x1) BASED ON 1.2x2.4x0.52 BLOCK CONFIGURATION.

450m³ VOLUME ATTENUATION BASIN ABOVE STORMCELL SYSTEM FOR 1 IN 100 YEAR EVENT + 30% CLIMATE CHANGE (PRIVATE). HIGH WATER LEVEL 56.806m, BASIN IL56.336

EXISTING DCWW FOUL SEWER MANHOLE (REF.: T1227147)

HYDROBRAKE CHAMBER DISCHARGE RATE 42.2 l/s

ENHANCED LEAP

22mm DIA INLET/OUTLET

GENERAL NOTES
1. Do Not Scale
2. The contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site.
3. The contractor is to comply in all aspects with the current building regulations, British Standards, building regulations etc.
4. Positions of existing services/drainage runs/services apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
5. This drawing is to be read in conjunction with checked against all other drawings &specifications.
6. Any anomaly or contradiction between any of the above is to be reported to Redrow Homes.
7. This drawing is schematic for clarity only. positions of pipe runs and manholes may vary on site due to site conditions.

ROAD AND SEWERS ADOPTION NOTES
1. All works for adoption under a Section 38 agreement shall be carried out to the approval of the Vale of Glamorgan.
2. All works for adoption over a Section 104 Agreement shall be carried out to the Welsh Water Council guide "Sewers for Adoption" 7th edition and Dwr Cymru Welsh Water's requirements.
3. Street lighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.

DRAINAGE NOTES
1. All private drainage shall be in accordance with BS8301 and relevant sections of Approved Document H of the Building Regulations.
2. 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
3. Private house drainage not adopted 300mm behind the back of Chamber 150mm unless shown otherwise.
4. All connections for house Drainage shall be 150mm unless noted otherwise and must extend 300mm behind the back of footway/verge/cross road. All connections when laid shall be plugged, protected as necessary and marked with a plate for future use. All drainage laterals from the adoptable drainage system to be 150mm dia.
5. For private drains where cover to pipes is less than 900mm in vehicular areas or 600mm in other areas pipework is to be 150mm dia in concrete bed and surround. Where pipes pass through screen walls, footings or retaining walls pipes are to be provided over. Under buildings pipes shall be surrounded with 150mm thickness of granular material. Where drains pass within 1m of building the wall foundation shall be taken down below the invert of the pipe.
6. Where drains do not exceed 600mm deep, plastic or clay access fittings minimum diameter 225mm shall be used. Elsewhere purpose-key plastic or precast concrete inspection chambers shall be used. Unless shown otherwise PVC inspection chambers are to be 750mm below dpc level and 914mm diameter. Where connected to existing sewers the invert of the lowest pipe entering the chamber shall be at a maximum of 0.5m from the soffit level unless shown otherwise.
7. Where drains do not exceed 600mm deep, plastic or clay access fittings minimum diameter 225mm shall be used. Elsewhere purpose-key plastic or precast concrete inspection chambers shall be used. Unless shown otherwise PVC inspection chambers are to be 750mm below dpc level and 914mm diameter. Where connected to existing sewers the invert of the lowest pipe entering the chamber shall be at a maximum of 0.5m from the soffit level unless shown otherwise.
8. All gullies and rainwater downpipes connected directly to drains are to be 150mm diameter PVC-U unless noted otherwise. All private drains are to be laid to a minimum gradient of 1:40 for 100mm diameter pipes and 1:80 for 150mm diameter pipes unless noted otherwise.
9. House levels shown are dpc and adjacent garage floors are to be 150mm lower unless otherwise shown. Levels at drainage access points are approximate.
10. Drainage runs should be laid at a minimum of 0.5m from the rear of properties where practical to allow for future extensions.
11. All drainage shall be laid upstream and each run between manholes shall be laid complete prior to backfilling. Where this is not practical ball tests or other means of testing the line and level of services shall be carried out prior to works commencing.
12. All private drains, or connections, are to discharge to the adoptable sewer network.
13. All low spots on hardstanding areas to have yard gullies/ACO.

LEGEND
- ADOPTABLE DEMERITED FOUL SEWER & MANHOLE (3.183)
- ADOPTABLE FOUL SEWER & MANHOLE
- ADOPTABLE SURFACE WATER SEWER & MANHOLE
- HOUSE DPC LEVEL 00.000
- GARAGE SLAB LEVEL 00.000
- PROPOSED SPOT LEVEL 00.00
- UNDERBUILD (ADDITIONAL BELOW DPC AS SHOWN) 150dB
- TANKING
- RETAINING WALL 1200 DB
- STEPS (NO. SHOWN) 5
- SITE BOUNDARY
- STREET LIGHTING - REFER TO VOG DRAWINGS NO. PRE/E356/C/D1/02 AND SPECIFICATIONS

Revisions

Project
Port Road
Wenvoe

Client
REDROW HOMES

Drawing
Phase 2 - Planning
Engineering Layout

Scale: 1:250@A0 Date: March 2015 Drawn by: TL

Drawing No: 3924-15-06-PH2-001 Rev:

PHOENIX DESIGN PARTNERSHIP LTD.
Unit 5, Treforest Estate, Pontypridd, CF37 5YR
Tel: 01443 841026
Mobile: 07816 888466
Email: mail@phoenixdp.co.uk www.phoenixdp.co.uk

This drawing is the copyright of Phoenix Design Partnership Ltd. No liability will be accepted for amendments by others to either the printed or digital format.

City Deals: