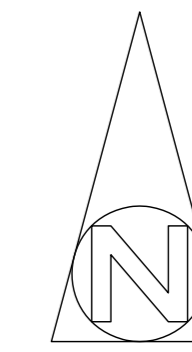


VALE OF GLAMORGAN COUNCIL AMENDED PLANS RECEIVED Date

THE VALE OF GLAMORGAN COUNCIL TOWN AND COUNTRY PLANNING ACT 1990 APPROVED SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)



- GENERAL NOTES**
1. Do Not Scale
 2. The contractor is to check and verify all building 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 regulations, British Standards, building regulations etc.
 3. Positions of existing services/utility undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work
 4. This drawing is to be read in conjunction with and checked against all other drawings/Engineering Details, Specification and any structural, geotechnical or other specialist document provided.
 5. Any anomaly or contradiction between any of the above is to be reported to Redrow Homes.
 6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
- ROAD AND SEWER ADOPTION NOTES**
1. All works for adoption under a Section 104 Agreement shall be carried out to the approval of the Vale of Glamorgan.
 2. 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 'Over Cymru Welsh Water's requirements.
 3. Streetlighting positions to be agreed on site and agreed by the Local Authority PWROR to erection commanding.
- DRAINAGE NOTES**
1. All private drainage shall be in accordance with BS6301 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 will be factory printed plastic or clay pipework. Diameter 100mm unless shown otherwise.
 4. All connections for House Drainage shall be 100mm unless noted otherwise and must extend 500mm behind the back of footpath/reserve road. All connections which land shall be plugged, protected as necessary and marked with a stake for future use. All drainage laterals from the adoptable drainage system to be 150mm dia. unless connecting to the head of a 100mm dia. FWS.
 5. For private drains where cover to pipes is less than 600mm in vehicular areas or 600mm in other areas protection in the form of a 100mm BS44 concrete pad shall be provided over the pipe granular surround.
 6. Where pipes pass through screen walls, footings or retaining walls laterals are to be provided over. Under buildings pipes shall be surrounded with 100mm thickness of granular material. Where drains pass within 1m of buildings the wall foundation shall be taken down below the invert of the pipe.
 7. Where drains do not exceed 600mm deep, plastic or clay access fittings minimum diameter 200mm shall be used. Elsewhere properties plastic or precast concrete inspection chambers shall be used. Unless shown otherwise FWS inspection chambers are to be 700mm below ground level and SW chambers and rodding eyes to be 600mm below dpc.
 8. All gullies and rainwater downpipes connected directly to drains are to be notifiable.
 9. House levels shown are dpc and adjacent garage floors are to be 100mm lower unless shown otherwise. Levels at drainage access points are inverts.
 10. Drainage runs should be laid at a minimum of 5.0m 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 trial holes or other means of identifying the line and level of services shall be carried out prior to works commencing.
 12. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
 13. All low spots on hardstanding areas to have yard gullies/ACD.

SURFACE WATER ATTENUATION WITHIN POS AREA VIA HYDRO STORMCELL SYSTEM (15.6x36x0.52m) = 277m³ VOLUME / 95% VOIDS FOR 1 IN 30 YEAR EVENT (DCWW/S104). (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: T12721477)

HYDROBRAKE CHAMBER DISCHARGE RATE 42.2 l/s

- LEGEND**
- ADOPTABLE INVERTED FOUL SEWER & MANHOLE (S195)
 - ADOPTABLE FOUL SEWER & MANHOLE
 - ADOPTABLE SURFACE WATER SEWER & MANHOLE
 - HOUSE DPC LEVEL
 - GARAGE SLAB LEVEL
 - PROPOSED SPOT LEVEL
 - UNDERBUILD (ADDITIONAL BELOW DPC AS SHOWN)
 - TANKING
 - RETAINING WALL
 - STEPS (NO. SHOWN)
 - SITE BOUNDARY
 - STREET LIGHTING - REFER TO VOCS DRAWINGS AND PH2/S104/22 AND SPECIFICATIONS

C: 25/09/2015 Layout revised, drawing amended to suit
 B: 23/09/2015 Layout revised, drawing amended to suit
 A: 23/09/2015 Issue 2 (14/07/2015) Rev: 1. Title Block and TMS Levels lowered. Drainage (main and pvc), gullies, gullies and external level revised to suit, amendment as per client's instruction

Revisions

Project: Port Road Wernvow
 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: C

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Dwg Status: