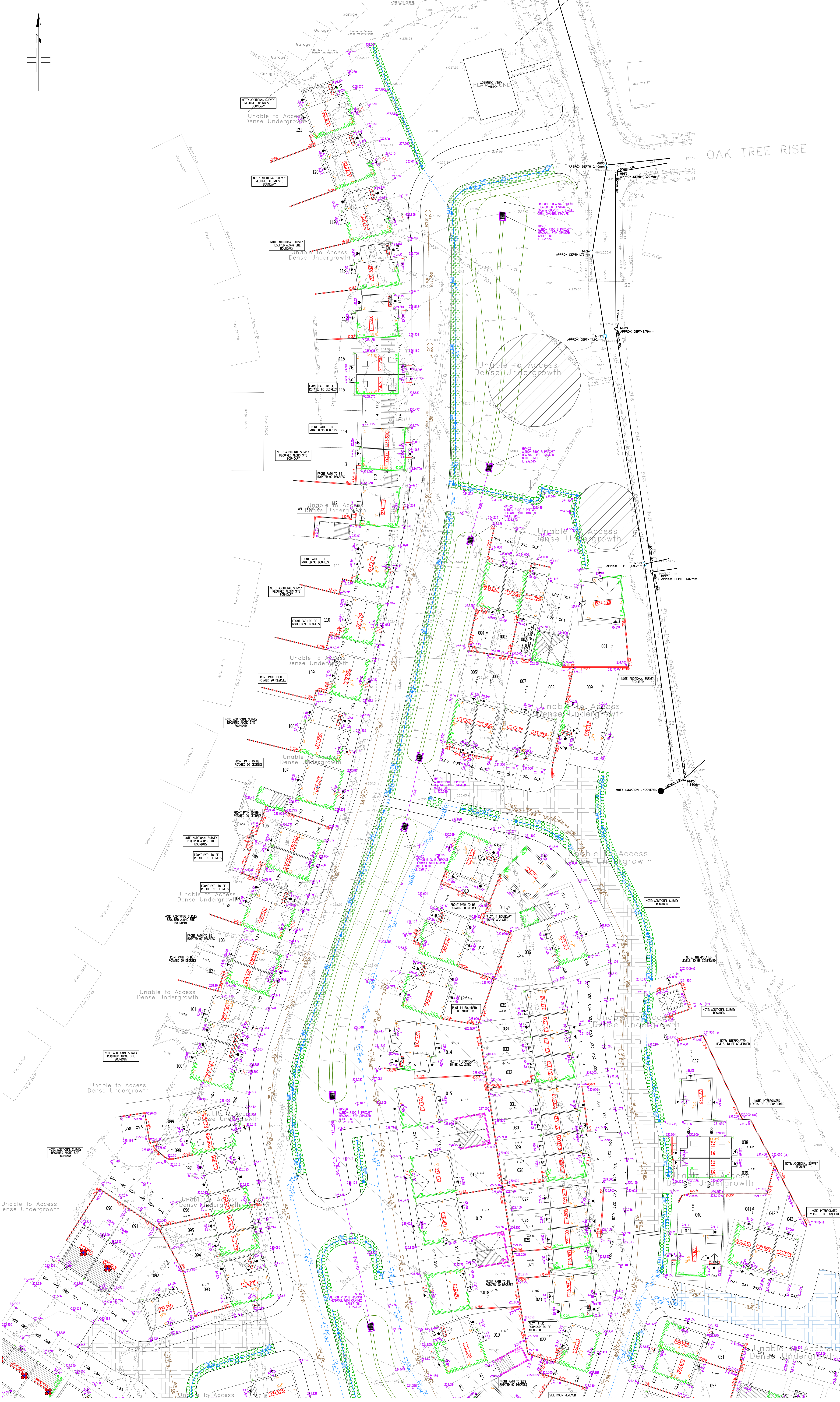
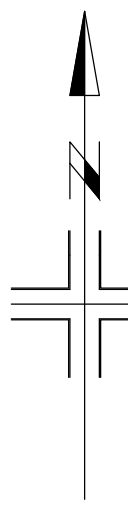




- GENERAL NOTES**
1. Do Not Scale
 2. The contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
 3. Positions of existing services/statutory 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 Penmon Homes.
 6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
 7. 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 Dwr Cymru Welsh Water requirements.
 8. Plot levels are to be 25mm below FFL unless stated otherwise.
 9. Underbuild levels shown are taken below band course
 10. For garage slab details, see PHEN garage details drawings.

- GENERAL 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 will be flexibly jointed plastic or clay pipework (Diameter 100mm unless stated otherwise).
 4. All connections for House Drainage shall be 100mm unless noted otherwise and must extend 500mm behind the back of footway/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 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 900mm 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.
 6. Where pipes pass through screen walls, footings or retaining walls limits 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.
 7. 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 FWS inspection chambers are to be 600mm below dpc level and SW chambers and rodding eyes to be 450mm below dpc.
 8. All gullies and rainwater downpipes connected directly to drains are to be roadable.
 9. Levels of drainage access points are inverts.
 10. 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.
 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.
 14. All manholes/ inspection chambers located within trafficked areas to have minimum of B125 covers. D400 in all highway areas.
 15. Backdrops to be used where pipe gradient exceeds 1:5 or lateral clothes with main sewer.
 16. Where gully is located with no level ground worker to create low spot for water to run off to, typically 25mm lower.
 17. Steps to be maximum of 150mm riser for Part M Access. up to 200mm elsewhere.
 18. Where groundwater is encountered within SAB features, the feature itself is to be wrapped in impermeable membrane

- KEY**
- FOUL SEWER & MANHOLE (S104)
 - SURFACE WATER SEWER & MANHOLE (SAB)
 - BACK DROP (Max 1.5m) - SEE NOTE 15
 - SAB ADOPTABLE STORM DRAIN
 - DIRECTED WATERCOURSE
 - PROPOSED HEADWALL
 - PROPOSED SPOT LEVEL
 - FFL LEVEL
 - PROPOSED RETAINING WALL
 - PROPOSED UNDERBUILD BELOW BAND COURSE
 - TANKING
 - PROPOSED WATER BREAK INLET
 - PROPOSED PERFORATED PIPE
 - RAIN GARDENS
 - GRASSED RAIN GARDEN
 - PERMEABLE PAVING

Project: Twynrydalen Merthyr
Client: PERSIMMON

Drawing: Engineering Layout
Scale: 1:250 @ A0
Date: March 2022
Drawing No: 10247 - 100 - 01

PHOENIX DESIGN
Partnership Ltd.
Unit 9, Wylfaethy Garage, Merthyr Tydfil, S10 2RH
Tel: 01717 499000
Email: enquiries@phoenixdesign.co.uk
www.phoenixdesign.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.

Eng Status: PLANNING