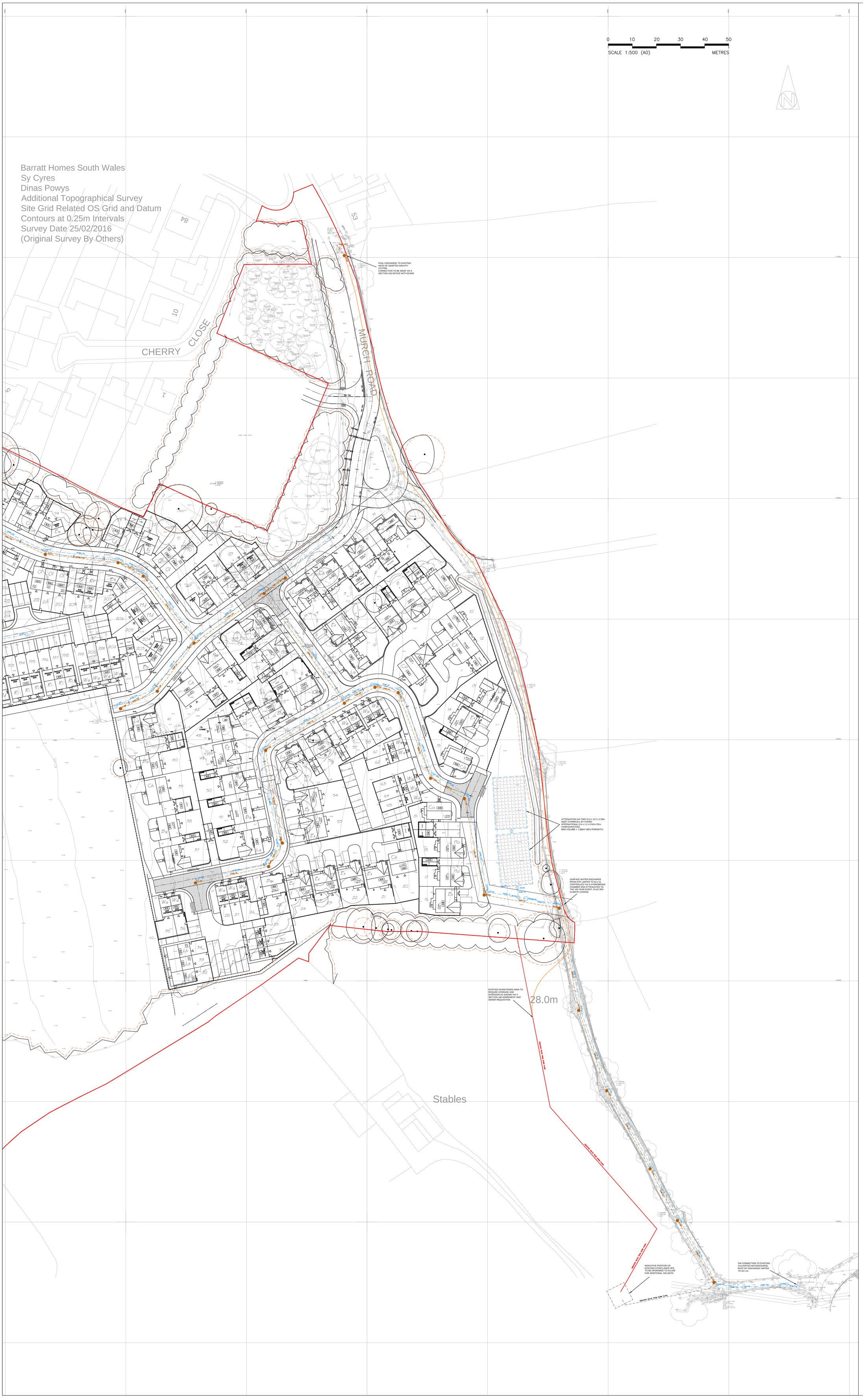
Barratt Homes South Wales
Sy Cyres
Dinas Powys
Additional Topographical Survey
Site Grid Related OS Grid and Datum
Contours at 0.25m Intervals
Survey Date 25/02/2016
(Original Survey By Others)



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 BDW South Wales.
6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.

ADOPTION NOTES

1. 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's requirements.

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 shown 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 lintels 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 FW inspection chambers are to be 750mm below dpc 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 roddable.
9. House levels shown are dpc and adjacent garage floors are to be 150mm lower unless shown otherwise. Levels at drainage access points are inverts.
10. Drainage runs should be laid at a minimum of 5.0m form 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/ACO.

LEGEND

- FOUL SEWER & MANHOLE (S104)
- SURFACE WATER SEWER & MANHOLE (S104)
- ADOPTABLE FOUL WATER RISING MAIN (S104)
- 00.000 HOUSE SLAB LEVEL
- 00.000 GARAGE SLAB LEVEL
- 00.000 PROPOSED SPOT LEVEL
- 450LB UNDERBUILD (ADDITIONAL BELOW DPC AS SHOWN)
- 600TANK TANKING
- 1200 RW RETAINING WALL
- S STEPS (NO. SHOWN)

A 08/08/2017 Redline amended.

Revisions

Project: St Cyres School
Murch, Dinas Powys

Client: BARRATT HOMES / DAVID WILSON HOMES

Drawing: Engineering Layout
Planning (Sheet 1 of 2)

Scale: 1:500 @ A0
Date: July 2017
Drawn by: SJD

Drawing No: 10069-001-06
Rev: A

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Drg.Status: PLANNING