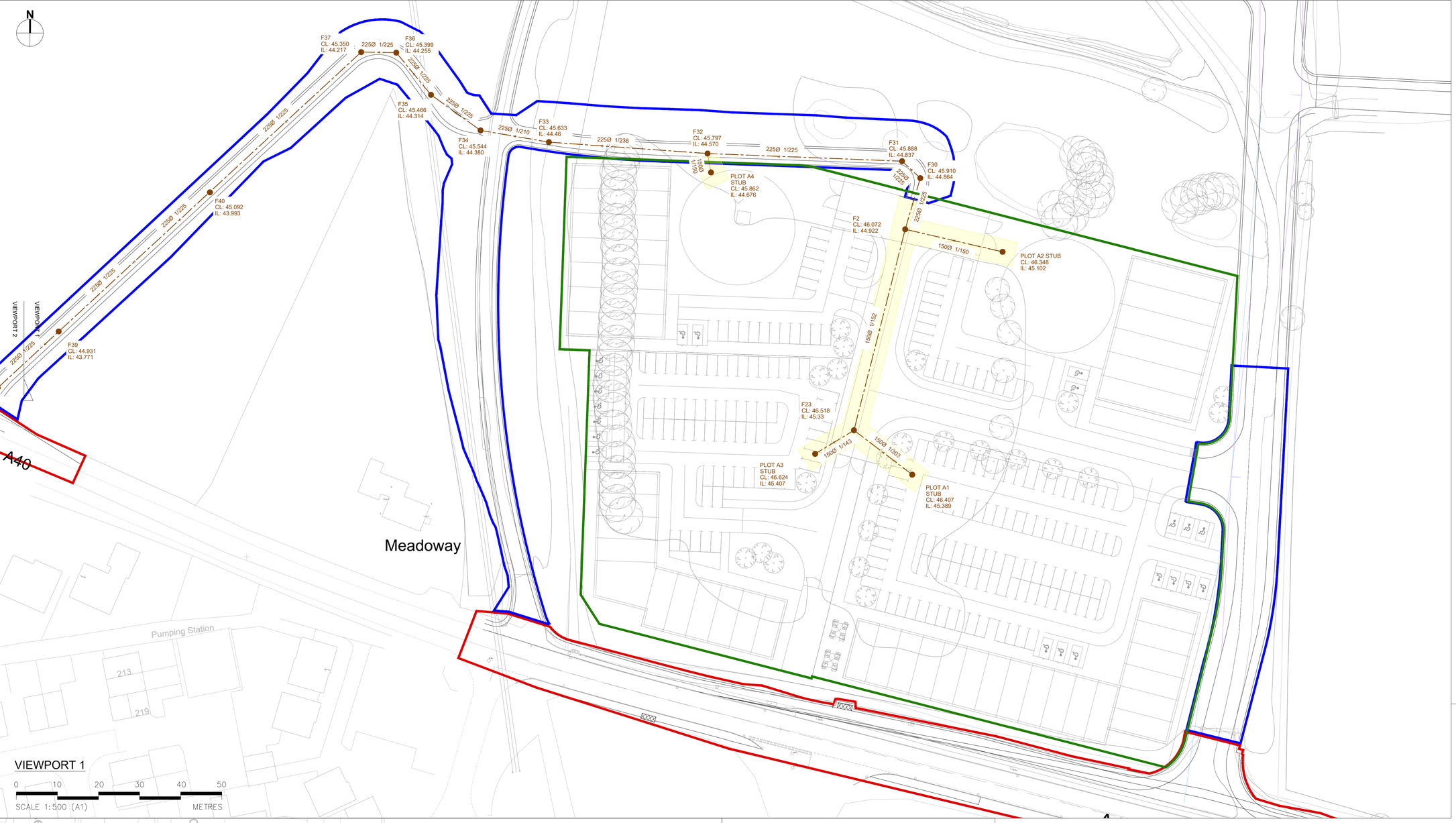


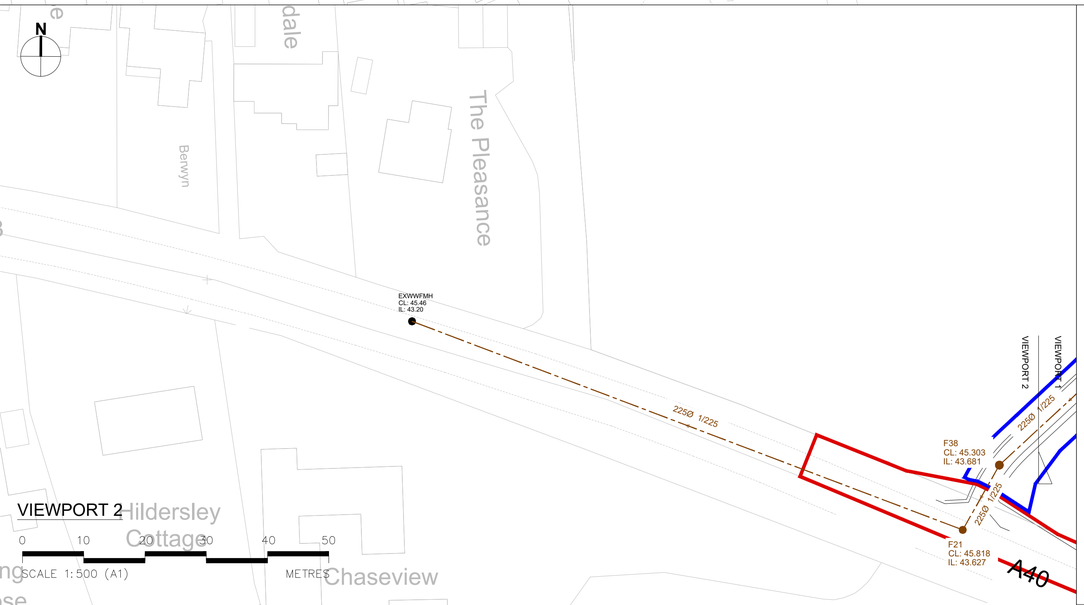


## MANHOLE SCHEDULE

| MH No. | MH DIA (mm) | MH TYPE | COVER LEVEL (m) | INVERT LEVEL (m) | DEPTH TO SOFFIT (m) | EASTING (m) | NORTHING (m) |
|---|---|---|---|---|---|---|---|
| F2 | 1350Ø | Type C | 46.072 | 44.922 | 0.925 | 361507.896 | 224063.505 |
| PLOT A4 STUB | 1350Ø | Type C | 45.862 | 44.676 | 1.036 | 361460.635 | 224077.341 |
| PLOT A1 STUB | 1350Ø | Type C | 46.407 | 45.389 | 0.868 | 361509.614 | 224003.796 |
| F21 | 1200Ø | Type B | 45.818 | 43.627 | 1.965 | 361281.010 | 224014.318 |
| F23 | 1350Ø | Type C | 46.518 | 45.330 | 1.038 | 361495.421 | 224014.604 |
| PLOT A3 STUB | 1350Ø | Type C | 46.624 | 45.407 | 1.067 | 361485.973 | 224008.858 |
| PLOT A2 STUB | 1350Ø | Type C | 46.348 | 45.102 | 1.096 | 361531.599 | 224058.021 |
| F30 | 1350Ø | Type C | 45.910 | 44.864 | 0.820 | 361511.572 | 224075.958 |
| F31 | 1350Ø | Type C | 45.888 | 44.837 | 0.825 | 361507.127 | 224080.072 |
| F32 | 1350Ø | Type C | 45.797 | 44.570 | 1.002 | 361459.779 | 224081.938 |
| F33 | 1350Ø | Type C | 45.633 | 44.460 | 0.948 | 361421.169 | 224084.709 |
| F34 | 1350Ø | Type C | 45.544 | 44.380 | 0.939 | 361404.541 | 224087.563 |
| F35 | 1350Ø | Type C | 45.466 | 44.314 | 0.927 | 361392.471 | 224096.221 |
| F36 | 1350Ø | Type C | 45.399 | 44.255 | 0.920 | 361384.021 | 224106.482 |
| F37 | 1350Ø | Type C | 45.350 | 44.217 | 0.909 | 361375.480 | 224106.615 |
| F38 | 1350Ø | Type C | 45.303 | 43.681 | 1.397 | 361286.994 | 224024.895 |
| F39 | 1350Ø | Type C | 44.931 | 43.771 | 0.934 | 361301.857 | 224038.646 |
| F40 | 1350Ø | Type C | 45.092 | 43.993 | 0.873 | 361338.660 | 224072.496 |

## DRAINAGE NOTES

1. DRAWING ISSUED FOR TECHNICAL APPROVAL PURPOSES ONLY. FURTHER TO APPROVAL FROM WELSH WATER AND ANY OTHER GOVERNING PARTIES. FOLLOWING RECEIPT OF FURTHER INFORMATION AND COMMENTS THE SCHEME MAY BE REVISED.
2. ALL SETTING OUT IS TO BE BASED ON ARCHITECT'S INFORMATION UNLESS OTHERWISE STATED.
3. THE LOCATION AND LEVEL OF ALL EXISTING SERVICES ARE TO BE IDENTIFIED PRIOR TO CONSTRUCTION AND THE ENGINEER ADVISED OF ANY CLASHES.
4. ALL EXTERNAL DRAINAGE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DESIGN AND CONSTRUCTION GUIDANCE, SEWERAGE SECTOR GUIDANCE APPENDIX C TOGETHER WITH THE SEWERAGE UNDERTAKES REQUIREMENTS.
5. S106 / S104 APPROVAL REQUIRED PRIOR TO ANY CONNECTIONS WORKS TO PUBLIC SEWER.
6. ALL CONCRETE TO DRAINAGE, MANHOLE BASES, SURROUNDS ETC. TO BE IN ACCORDANCE WITH THE BRE SPECIAL DIGEST 1 - CONCRETE IN AGGRESSIVE GROUND. REFER TO SITE INVESTIGATION REPORT FOR SULPHATE REQUIREMENTS.
7. ALL PIPES SHALL BE CLAY TO BS EN 295 OR CONCRETE TO BS 5911 UNLESS OTHERWISE STATED. PLASTIC PIPES MAY BE USED SUBJECT TO THE APPROVAL OF THE SEWERAGE UNDERTAKER AND SUITABILITY OF GROUND CONDITIONS.
8. DRAINAGE LAID BENEATH ROADS AND CAR PARKS WITH LESS THAN 1200mm OF COVER TO BE ENCASED IN 150mm THICK CONCRETE WITH THE PROVISION FOR MOVEMENT AT JOINTS. ALL OTHER DRAINAGE WITH LESS THAN 600mm OF COVER TO BE SIMILARLY TREATED.
9. RIGID PIPES SHOULD BE BEDDED ON CLASS S GRANULAR BEDDING UNLESS COVER IS LESS THAN 1.2m IN TRAFFICKED AREAS AND LESS THAN 900mm IN SOFT AREAS, THEN CLASS Z CONCRETE BEDDING TO BE USED.
10. CLASS Z SURROUND TO BE PROVIDED IN LOCATIONS WHERE BOTTOM OF TRENCH IS LOWER THAN BOTTOM OF FOUNDATION AND PIPE IS WITHIN THE ZONE OF INFLUENCE OF THE FOUNDATION.
11. ALL GULLIES, REST BENDS, RODDING EYES, ETC. TO BE SURROUNDED BY MASS CONCRETE ST4.
12. DRAINAGE TO BE INSTALLED AND TESTED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTRUCTIONS, BS EN 752, BS 8000 AND LOCAL AUTHORITY BYLAWS.
13. ALL DISUSED DRAINS TO BE GROUTED UP OR REMOVED.
14. ALL BRANCHES TO MAIN DRAINS TO BE SET AT 135°. LONG RADIUS BENDS USED THROUGHOUT. ALL TAPERS AND REDUCERS ALONG THE HORIZONTAL PLANE TO BE LEVEL SOFFITS.
15. ALL FOUL WATER RUNS BELOW BUILDING TO HAVE RODDABLE ACCESS POINTS AT OUTLET LOCATIONS ABOVE FLOOR SLAB.
16. ON COMPLETION OF THE DRAINAGE WORKS (OR SECTIONS OF THE WORKS) THE CONTRACTOR TO SURVEY ALL PIPEWORK (ROLLING BALL TEST, CCTV AND PROVIDE RECORDS TO DEMONSTRATE THAT THE PIPEWORK HAS A UNIFORM FALL IN THE DESIGNED DIRECTION, IS STRAIGHT AND ROUND AND THAT NO OBSTRUCTIONS ARE PRESENT.
17. ALL FOUL WATER MANHOLE COVERS TO BE SEALED TO PREVENT INGRESS OF SURFACE WATER AND EGRESS OF FOUL ODOURS.
18. ALL DRAINAGE SYSTEMS TO BE CLEANED OUT PRIOR TO HANDOVER INCLUDING CATCHPITS, PERMEABLE SURFACES, SUMPS, INTERCEPTORS, CHANNELS AND MAINTENANCE OF ALL MOTORS, PUMPS AND ALARMS. DEBRIS SHOULD BE PREVENTED FROM ENTERING THE DRAINAGE NETWORK.
19. DRAINAGE CHANNEL DESIGN TO BE UNDERTAKEN BY MANUFACTURER PRIOR TO CONSTRUCTION.
20. ALL MANHOLE AND DRAINAGE CHANNEL COVERS SHALL COMPLY WITH BS EN 124. MANHOLE COVERS WITHIN BLOCK PAVED AREAS AND BUILDINGS SHALL BE RECESSED.
21. VENTILATION SHALL BE PROVIDED AT THE HEAD OF FOUL DRAINAGE RUNS. ACCESS FOR RODDING / JETTING SHALL BE PROVIDED TO ALL SOIL AND RAINWATER DOWNPIPES ABOVE FINISHED FLOOR LEVEL.
22. ADDITIONAL DRAINAGE MAY CROSS THE SITE AND DUE TO CHANGES IN LEGISLATION IN OCTOBER 2011, THESE FORMER PRIVATE SEWERS MAY NOW BE THE RESPONSIBILITY OF THE SEWERAGE UNDERTAKER, BUT MAY NOT BE SHOWN ON THEIR RECORDS.
23. COVERS SHALL BE ADJUSTED TO MATCH SURROUNDING FINISH LEVELS.
24. THE CONTRACTOR SHALL PROTECT EXISTING BURIED PIPES AND TREE ROOTS FROM DAMAGE CAUSED BY LOADS IMPOSED BY CONSTRUCTION PLANT.
25. LEVELS OF EXISTING DRAINAGE TO BE CHECKED AND CONFIRMED TO THE ENGINEER PRIOR TO STARTING DRAINAGE WORKS.
26. SHOULD ANY SEWER BE FOUND DURING CONSTRUCTION WORKS, AN INVESTIGATION OF THE SEWER WILL BE REQUIRED TO ASCERTAIN ITS CONDITION, THE NUMBER OF PROPERTIES SERVED, AND POTENTIAL MEANS OF ACCESS BEFORE ANY FURTHER WORKS COMMENCE ON SITE.

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETRES (mm), ALL LEVELS IN METRES (m) UNLESS NOTED OTHERWISE.
3. CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS PRIOR TO CONSTRUCTION & FABRICATION INCLUDING GROUND LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
4. DISCREPANCIES OR OMISSIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO WORK COMMENCING.
5. MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT BRITISH STANDARD SPECIFICATIONS, CODES OF PRACTICE, AND BUILDING REGULATIONS APPROVED DOCUMENTS.
6. THIS DRAWING MUST NOT BE RE-PRODUCED WITHOUT FULL WRITTEN CONSENT OF ONE CREATIVE ENVIRONMENTS LTD.
7. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ENGINEER, ARCHITECT AND OTHER SPECIALISTS.

KEY

- DEVELOPMENT BOUNDARY
- SECTION 38 BOUNDARY
- SECTION 278 BOUNDARY
- PROPOSED EASEMENT
- PROPOSED FOUL WATER MANHOLE
- PROPOSED FOUL WATER SEWER

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| P01 | FIRST ISSUE | 12.06.25 | AJB |

DESIGNER

ONE Creative environments
Worcester 01905 362 300
Birmingham 0121 312 3876
London 0208 059 6526
Cardiff 029 2002 7983
onefld.com

CLIENT

Herefordshire Council

PROJECT NUMBER

P1509

PROJECT TITLE

ROSS ENTERPRISE PARK

| DRAWN BY : | POSITION : | DATE : |
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DRAWING TITLE

SECTION 104
DRAINAGE LAYOUT AND MANHOLE SCHEDULE

DRAWING STATUS

S3 - Suitable for Review and Comment

SCALE 1 : 500 DRAWING SIZE A1

DRAWING NUMBER REZ-ONE-S104-XX-DR-C-3500 REVISION P01