

# PLANNING

General Notes

## NOTES

1. This drawing is PRELIMINARY only and is not to be used for Construction.
2. This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
3. All work is to be carried out in accordance with the current British Standards, codes of practice, building regulations and with Sewerage Sector guidance.
4. The exact position, level, size and use of existing sewers to be confirmed on site. Any discrepancies to be reported to the Engineer prior to commencement of works.
5. All uncovered and shallow pipework to be protected against construction traffic as part of the Contractors temporary works requirements.
6. All connections to road gullies and channels shall be 150mm nominal bore pipework.
7. All pipework to be U-PVC type in accordance with WIS 4-35-01 unless otherwise noted.
8. All pipes connecting to adopted manholes up to and including 300mm dia. to be Wavin Ultrarib or similar approved.
9. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete or approved U-PVC.
10. All pipework entering and exiting manholes to be connected with pipe soffits level.
11. All works are to be to the satisfaction of the Engineer, Building Officer, Severn Trent Water, local authority Highway & Flood Planning Officer.
12. All insitu services and drainage networks are to be located and protected as necessary by the Contractor prior to the commencement of the works.
13. For all surface treatments and finishes refer to the Architect's details and specifications.

	Land Use	Total Suspended Solids	Metals	Hydrocarbons
Site Hazard Risk	Individual property driveways, residential car parks, low traffic roads (eg cul-de-sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) i.e. <300 traffic movements/day	0.5	0.4	0.4
Mitigation indices of proposed SW strategy	Filter Strips	0.4	0.4	0.4
	Detention Basin	0.5	0.5	0.6
Is Total Mitigation greater than Risk?		TRUE	TRUE	TRUE

DO NOT SCALE.

This drawing is to be read in conjunction with all other relevant drawings and details.

Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.

Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the contractor commence site work prior to such approval being given it is entirely at his own risk.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/density negotiations.

All dimensions are in millimetres unless otherwise stated.

## OTES

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For all surface treatments and finishes refer to the Architect's details and specifications.

Based on Topographical Survey drawing reference S3409/01 undertaken by NJC Surveys dated April 2022.

GEND

-  Development Boundary
-  S104 Surface Water Sewer
-  Private S50 Foul Water Drain
-  Private S50 Foul Water Rising Main
-  Flow Control Chamber  
(Discharge Rate as noted)
-  Sewer Easement - 2.5m from pipe centre
-  Foul Pumping Station Easement - 5.0m from trees or boundaries, 7.0m from dwellings
-  Private Lateral Chamber Ø1200
-  Private Surface Water Filter Drain
-  SuDS Detention Basin
  - ◊ Vegetated (1:3 slopes)
  - ◊ Sediment Forebay with Permeable Bund
  - ◊ Low Flow Channels
  - ◊ Permanent Pond (450mm deep with 1:4 slopes)

rainwater runoff : 5.10 l/s (4.34 l/s)

Permeable Area	: 11,734m <sup>2</sup> or 1.173ha (7,976m <sup>2</sup> Road + 5,435m <sup>2</sup> Plots and Externals)
Permeable Area inc 10% UC	: 13,411m <sup>2</sup> or 1.341ha
Notes:	10% Urban Creep applied to all development areas within hydraulic model does not include adoptable roads.

Planning Issue.	29.09.25	JD	DS	DM			
Description	Date	By	Chkd	Appd			
<h1>THE DAVEY CORPORATION</h1> <p>civil   structural   highways   flood risk</p> <p>OWNING ROAD Y CV21 4BT</p> <p>336353 daveycorp.com</p> <p>Drawn: DM Checked: JD Date: September 20 Scale: 1:500 @ A0 Status: Planning</p> <p>Burbage Field Farm, Bullfurlong Lane, Burbage</p> <h2>Drainage Overview Sheet 1 of 2</h2>							
No.	Originator	Zone	Level	Type	Role	Drawing No.	Revision
5080	TDC	XX	77	DB-C	5220	P01	