



HIGH TIMBER FENCING
ADJACENT TO
COMMERCIAL BUILDINGS
TO BE IN ACCORDANCE WITH
COUNTRYSIDE PROPERTIES
APPROVED DETAILS.

Total area = 3851m²
75% imp = 2888m²
Cellular Soakaway
(Polystyrene)
0.5m deep
Area of Soakaway = 250m²
Volume of Soakaway = 200m³
Soakaway Soffit Level = 71.29
Pipe in (outfall) Invert Level = 71.09
Soakaway Invert Level = 70.49

Total area = 1664m²
75% imp = 1248m²
Cellular Soakaway
(Polystyrene)
0.5m deep
Area of Soakaway = 218m²
Volume of Soakaway = 174m³
Soakaway Soffit Level = 70.97
Pipe in (outfall) Invert Level = 71.55
Soakaway Invert Level = 70.50

Total area = 483m²
75% imp = 362m²
Cellular Soakaway
(Polystyrene)
0.5m deep
Area of Soakaway = 118m²
Volume of Soakaway = 94m³
Soakaway Soffit Level = 70.97
Pipe in (outfall) Invert Level = 70.77
Soakaway Invert Level = 69.77

- Notes**
- The Contractor shall check all levels for line and level and level and level before commencing any works. The Engineer shall be notified immediately in writing should any errors be found.
 - Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuation of any further works.
 - It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974 and the CDM Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the principal contractor, with no release.
 - All private drainage works to be in accordance with the requirements of Building Regulations 2000, Part H, "Drainage and waste disposal". Pipes with less than 100mm cover to be protected in accordance with Part H, Diagram 11.
 - All pipes to be 100 or 110mm dia. All foul to be laid at 1 in 80 unless stated otherwise. All Storm to be laid at minimum 1 in 100 unless stated otherwise.
 - All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
 - Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clause 2.3.1 to 2.3.5.
 - All manholes and inspection chambers situated in areas subject to vehicular loading to have min class B125 covers and frames to BS EN124: C250 and to be required to be covered and secured prior to any work (locks should be sought from EHL, Engineer). Those not subject to vehicular loading are to have class A15 covers and frames.
 - All drains in the vicinity of existing or proposed tanks to be constructed in accordance with the requirements of N-REC Practice Note 3.
 - Private drainage frames must be tied to manhole risers by use of manufacturers ties (eg. Polystyrene FR3000 being tied to FR3000 back ties). The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturer's fixing equipment.
 - All existing land drains encountered on site during construction to be re-connected.
 - Should any departure from the slab level be considered, agreement shall be sought from the Engineer immediately and prior to commencement or continuation of any works, and should take full account of all restrictions to the slab level.
 - Where a drive slopes towards a garage there is to be a 20mm upstand to the garage slab.
 - All dimensions in metres unless otherwise stated.

- Key - Refer to Bovis Homes Standard Details**
- Foul 315mm dia shallow inspection chamber (Max depth to invert 600mm)
 - Foul 400mm dia inspection chamber (Non min entry 300mm restricted access required depths greater than 1m)
 - Foul backdrop manhole
 - Surface water 400mm dia inspection chamber (Non min entry 350mm restricted access required for depths greater than 1m)
 - Surface water backdrop manhole
 - ACO Drainage Channel (refer to standard details drawing for specification)
 - Rooftop Eye
 - Yard Gully (refer to standard details drawing for specification)
 - Land Drain
 - CP refers to catch pit 300mm deep (refer to standard details drawing)
 - Retaining Wall Drain - 80mm ID perforated pipe (refer to standard details drawing)
 - External wall protected by tanking. Face backstop to 150mm above retained level.
 - External wall where showing more than 150mm of exposed brickwork. Max. dimension from FFL to external ground level.
 - Double Damp Proof course. See standard tanking detail.
 - Brickwork Retaining Wall (RW 750) number denotes retained height. Dists represent heights where falls are greater than 600mm. Handrail minimum 1100mm high.
 - Slab on Edge (SE 450) number denotes retained height.
 - Gravel Board (GB 450) number denotes retained height.
 - Steel. Each step to have a rise of 150mm with a girth of 200mm. Every flight with 3 or more risers to have a suitable handrail to one side. This girth handrail to be 500-500mm above the pitch line of the flight and extend 300mm beyond the top and bottom nosings.
 - Garden or drive gradient.
 - Proposed spot level.
 - Banking works. 1:3 unless stated otherwise.
 - Finished Floor Level.
 - Garage slabs are given as Lowest Slab Level (LSL) and retain the finished level of concrete at the front entrance of the garage.
 - Garage Slab Level.

- Infiltration Key - Refer to PJS Details**
- Indicates location of Polyform Soakaway. Refer to PJS drawing 117 Private drainage infiltration details.
 - Indicates location of Permawall Dfuser wrapped in 2mm mesh. Refer to PJS drawing 117 Private drainage infiltration details.

Rainwater pipe positions are assumed - Bovis Homes to confirm

Rev	Date	Amendments	By	App
A	Jan 18	Soakaway removed from UK.	TN	RP

PJS CONSULTING ENGINEERS

14 Conington Way, Unit 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.