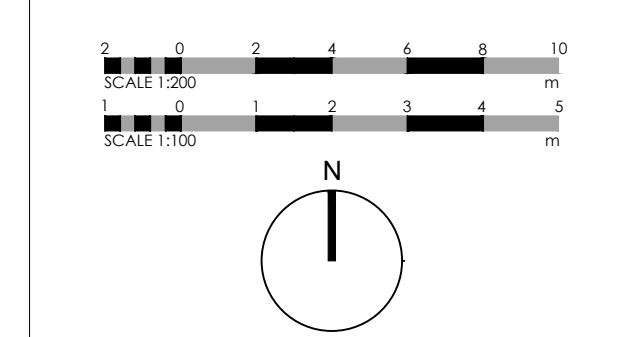


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 OS MAPPING OBTAINED FROM PROMAP LICENCE No. 100022432 REPRODUCED BY BERRYS UNDER OS LICENCE No. 100009668
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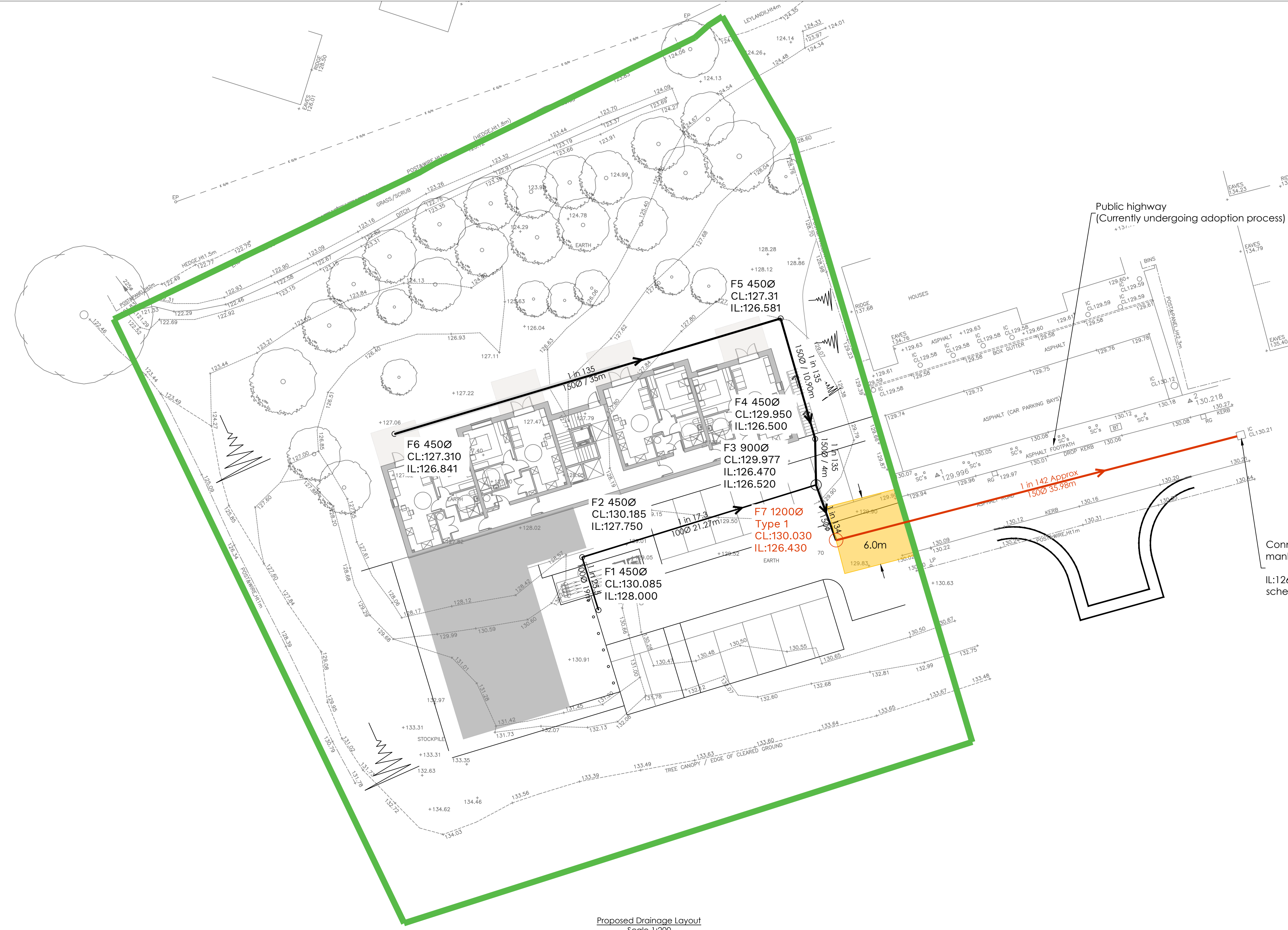


- SCALE BAR & NORTH POINT:
- Key:
- Foul private sewer
 - s104 adoptable 150mmØ sewer
 - s104 adoptable foul water chamber, Type 1 Access
 - 6m overall easement
 - Pipe concrete backfill
 - Site boundary

- Notes:
1. To be read in conjunction with supplied supporting drainage design.
 2. Contractor to check all dimensions and levels, prior to construction.
 3. S106 application and approval is required before the physical connection is made to the public sewer.
 4. Proposed development consists of flats contained within singular block, to be owned by single housing association..
 5. Adoptable works to adhere with the Welsh Minster's standards for new gravity foul sewers and lateral drains.
 6. Refer to Welsh Minster's standards for chamber type construction detail.

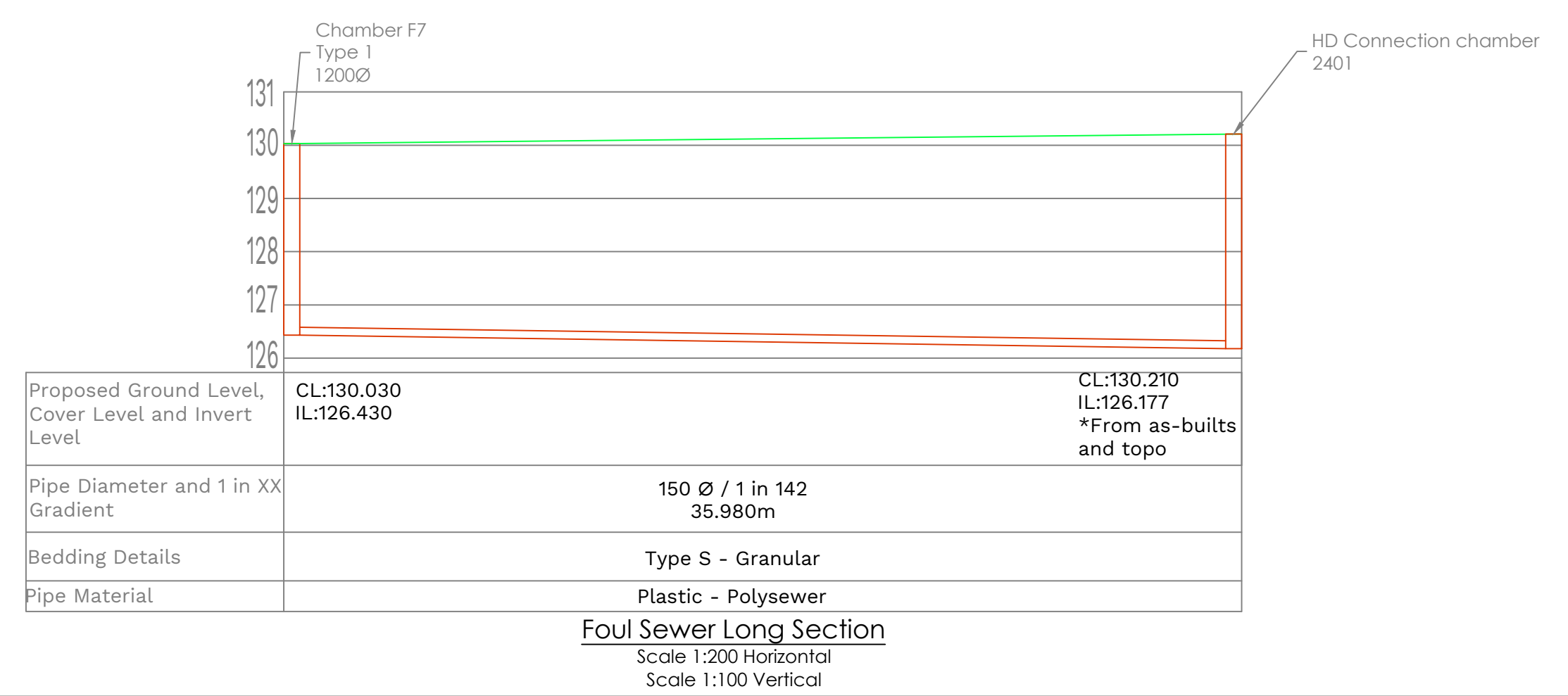
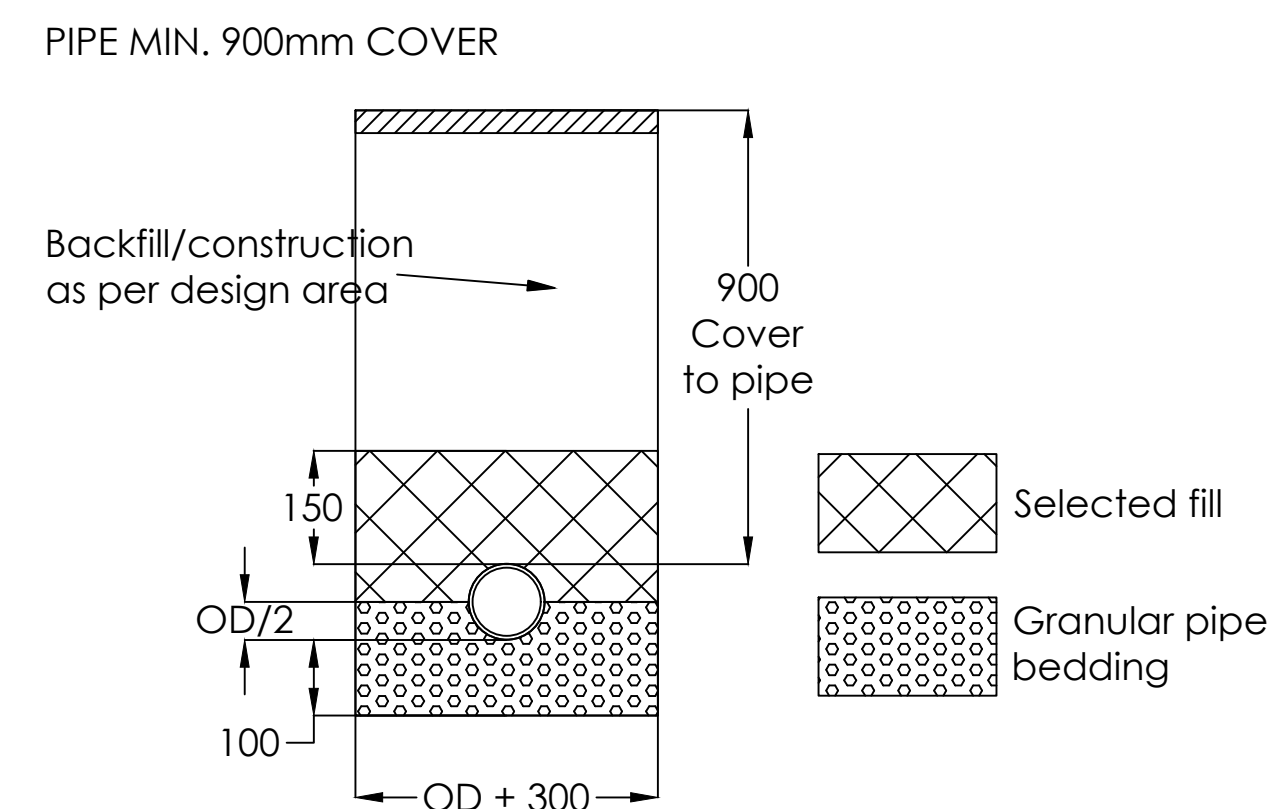
- Residual Hazards:**
1. Unknown location of buried services, contractor to check utility plans and site prior to commencing excavation works.
 2. Live street lighting ducts at toe of embankment, where turning head installation is required.
 3. No allowance has been made in the design for managing site run-off during construction.
 4. Chambers preceding flow controls (Orifice and Hydro-break) require periodic inspection to prevent silt and debris entering soakaway crates.
 5. Visual inspection of paving, access road, and ditch should be carried out on regular basis, to be cleared of vegetation and debris through brushing / vacuuming a minimum of twice a year. This activity should be carried out during spring and autumn seasons.
 6. Care to be taken during construction, to ensure site is segregated into clean and dirty areas to avoid the risk of clogging permeable surfaces.
 7. If issues are encountered during construction, please contact the Berrys engineering team for clarification on 01743 271697.
 8. Sloping site.
 9. Surface water flood risk at existing ditch to adjacent properties, care to be taken, ensuring outfall and ditch remains clear.

Connection into Hafren Dyfrdwy manhole, referenced **2401**.
 IL:126.177 procured from adjacent scheme as-built records.



Proposed Drainage Layout
 Scale 1:200

PIPE BEDDING DETAILS: (NTS)



Foul Sewer Long Section
 Scale 1:200 Horizontal
 Scale 1:100 Vertical

A	Building footprint reduced private foul amended	24/10/23	DP	RSH
REV	DESCRIPTION	DATE	BY	CHKD
BEECH HOUSE	SHREWSBURY BUSINESS PARK			
SHREWSBURY	SHROPSHIRE			
SY2 8FG				
ORIGINATING OFFICE:				



STATUS: **PRELIMINARY**

CLIENT:
 SY Homes Ltd

PROJECT:
 Garth Owen Newtown Phase 2

DRAWING:
 S104 Adoptable Foul Drainage

SCALE @ A1: DRAWN BY: CHKD BY: DATE:
 As Shown DP RSH 21/11/22

DRAWING No: SA46132 -BRY-ST -PL - C - 0005_ A REVISION: