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



SCALE BAR & NORTH POINT:

- Key:
- Green retaining wall (To be designed by manufacturer)
  - Retaining wall
  - Proposed Swale / Existing ditch improvements
  - Flat Berm
  - Swale exceedance route
  - s38 adoptable chamber
  - s38 adoptable road gully
  - Existing s38 adopted sewer

- Notes:
- To be read in conjunction with supplied supporting drainage design.
  - Contractor to check all dimensions and levels, prior to construction.
  - Surface water network not factored in urban creep as building is for apartment block use only.
  - System sized to convey a 1 in 100 yr storm with 40% climate change.
  - Refer to SA46132-BRY-ST-PL-C-0003 and 004 for details.
  - Displayed layout for LGF.

Building footprint reduced	24/10/23	DP	RSH
A GF FFL amended	DATE	BY	CHKD
BEECH HOUSE SHREWSBURY BUSINESS PARK SHREWSBURY SHROPSHIRE SY2 8FG	TEL: 01743 271697 shrewsbury@berrys.uk.com www.berrys-uk.com		
ORIGINATING OFFICE:			



STATUS:	<b>PRELIMINARY</b>
CLIENT:	SY Homes Ltd
PROJECT:	Garth Owen Newtown Phase 2
DRAWING:	Proposed Levels
SCALE @ A1: DRAWN BY: CHKD BY: DATE:	As shown DP RSH 21/11/22
DRAWING No: REVISION:	SA46132 -BRY-ST -PL - C - 0002_ A

- Residual Hazards:
- Unknown location of buried services, contractor to check utility plans and site prior to commencing excavation works.
  - Live street lighting ducts at toe of embankment, where turning head installation is required.
  - No allowance has been made in the design for managing site run-off during construction.
  - Chambers preceding flow controls (Orifice and Hydro-break) require periodic inspection to prevent silt and debris entering soakaway crates.
  - 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.
  - Care to be taken during construction, to ensure site is segregated into clean and dirty areas to avoid the risk of clogging permeable surfaces. If issues are encountered during construction, please contact the Berrys engineering team for clarification on 01743 271697.
  - Sloping site.
  - Surface water flood risk at existing ditch to adjacent properties, care to be taken, ensuring outfall and ditch remains clear.

