



- GENERAL NOTES**
1. Do Not Scale
 2. The contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
 3. Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
 4. This drawing is to be read in conjunction with and checked against all other drawings, Engineering Details, Specification and any structural, geotechnical or other specialist document provided.
 5. Any anomaly or contradiction between any of the above is to be reported to Holbrook Homes.
 6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.

- ROAD AND SEWER ADOPTION NOTES**
1. All works for adoption under a Section 18 agreement shall be carried out to the approval of the Merthyr Tydfil County Borough Council.
 2. All works for adoption under a Section 104 agreement shall be carried out to the National Water Council guide 'Sewers for Adoption' 7th edition and Over Cymru Welsh Water's requirements.
 3. Streetlighting positions to be pegged on site and signed by the Local Authority PRIOR to erection commencing.

- LEGEND**
- Existing Foul Sewer
 - Combined Sewer & Manhole (S104)
 - Foul Sewer & Manhole (S104)
 - Surface Water Sewer & Manhole (S104)
 - Road Gully
 - FFL Level
 - Proposed Spot Level
 - Underbuid
 - Tanking
 - Retaining Wall
 - Street lighting

SURFACE WATER ATTENUATION:
S104 / 30 YR VIA 7.8 x 12 x 1.56m
HYDRO INT. STORMCELL SYSTEM

>30YR - 100 YR + 30% CC VIA
OVERFLOW BASIN / DEPRESSION
(AREA 110m² AND 700mm DEEP) -
CREST LEVEL 333.0m / INVERT LEVEL
332.3m

NOTE: DEPRESSION WITHIN
LANDSCAPED GREEN SPACE ONLY
FILLS IN EXCEEDANCE EVENTS
ABOVE THE 30 YEAR

DISCHARGE RATE (QBar) = 13.1 l/s VIA
HYDROBRAKE CHAMBER

SURFACE WATER CONNECTION TO
EXISTING SYSTEM WITHIN PANT IND.
EST.

FOUL WATER CONNECTION TO
EXISTING SYSTEM WITHIN PANT IND.
EST. SECTION 106 NOTICE REQUIRED
VIA DCWW, MH REF: 306062, 208817

4	15/01/2020	Layout updated following Planning consultation.	SD	PH
REV	DATE	DETAILS	BY	CHK
AMENDMENTS				



PROJECT
Holbrook Homes
Bryniau Road,
Pant, Merthyr Tydfil

DRAWING TITLE
Engineering Layout

DRAWN	CHK	STATUS	SCALE
SJD	TL	Planning	1:250@A0
DATE	JOB NO	DWG NO	REV
Nov'2019	1982	100	A