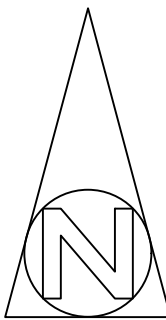


Foul drainage shown indicatively. The exact positions to be confirmed. Extent of foul drain to be adopted to be confirmed by DCWW

- 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 Jehu.
 6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
 7. 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 Dwr Cymru Welsh Water's requirements.
 8. All works for adoption of surface water drainage features are to be carried out in agreement with the SuDS Approving Body (SAB) Officer.
 9. The surface water drainage design must be approved by the SAB prior to commencing onsite.



LEGEND

- Site boundary
- Foul Water Sewer/Lateral Drain (adoptable)
- Foul Water Manhole (adoptable)
- Foul Lateral (S104)
- Adopted Foul Water Sewer (existing)
- Surface Water Sewer
- Surface Water Manhole
- Surface Water Sewer (existing)
- Building D.P.C. Level
- Proposed Finished Ground Level
- Additional Underbuild (below d.p.c as shown)
- Retaining Wall - (Height shows difference in levels - finished level at bottom and top).
- Raised planter
- Steps (to be Part M Compliant)
- Exceedance Flow Route
- Rain Garden / Filter Trench
- Bio-retention Trench
- Permeable paving
- Diffuser
- Catchpit with gully grating
- Perforated pipe
- RWP
- Cellular Storage Airtent (exact position to be confirmed on site)
- Rodding eye
- Water butt
- Catchpit

G	05/08/26	Cellular Storage relocated south to accommodate planting	MP	SJD
F	02/12/24	Updated to latest site layout, minor amendments to parking bays. Updated client details. Issued for tender.	SJD	TOR
E	18/02/22	Cells resized as per supplier's spec	PBO	SJD
D	02/02/22	Full SAB. Amendments following pre-SAB comments.	PBO	SJD
C	23/09/21	Pre-SAB issue	PBO	SJD
B	23/07/21	Issued for planning	SJD	DS
A	14/07/21	Minor update to latest layout	SJD	DS
-	22/06/21	Final Issue	SJD	DS
REV.	DATE	DETAILS	BY	CHK.

CLIENT:

Vistry Group



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ENGINEERS

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PROJECT:
Vistry Group
Usk Way
Newport

DRAWING TITLE:
Engineering Layout

DRAWN:	CHK:	STATUS:	SCALE:
SJD	TOR	Tender	1:250@A1
DATE:	JOB NO:	DWG. NO:	REV:
July '21	2177	100	G

Return period	Greenfield Runoff Rates ICP SuDS Mean Annual Flood Rate (l/s) Input data: Soil Type 5, Urban Ratio 0.75, Site Area 0.8 ha, Region 9
QBAR _{urban}	16.8
Q1	14.8
Q2	17.3
Q30	25.0
Q100	27.3

Peak Discharge Rate Comparison Table FEH Network		
Return period	Proposed (l/s)	Betterment
1 in 2 year	8.4	50.00%
1 in 30 year	8.4	50.00%
1 in 100 year	8.4 (including 40% CC)	50.00%