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BURIED SERVICE COVERS WILL NOT BE INDICATED
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OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.

KEY - GENERAL

AB	Arrow Barrier	KB	Kerb Line
AT	Air Valve	KO	Kerb Drain
BA	Lifting Barrier	KT	Top of Kerb
BB	Bottom Of Bank	LA	Ladder
BH	Bollard	LP	Lamp Post
BR	Borehole	MH	Manhole
BR	Bottom Of Ramp	MKR	Marker Post
CL	Centre Line	OHL	Overhead Electric Line
COL	Column	OHP	Overhead Pipeline
CS	Change of Surface	OHT	Overhead Telegraph Line
CV	Chamber Cover	PF	Point of Path
DK	Drop Kerb	PG	Post
DP	Drain Pipe	RD	Ridge Line
EA	Earth Anode	RE	Retaining Kerb
EAVE	Eave Height	RS	Road Sign
EP	Electric Pole	RG	Railing/Handrail
ER	Earth Rod	RW	Retaining Wall
FE	Edge Tarmac	SC	Security Camera
FF	Finished Floor (Indication for type)	SD	Soil Drain
FFL	Finished Floor Level	SOF	Soffit Level
FH	Fire Hydrant	SP	Sheet Piling
FL	Flood Light	TB	Top of Bank
FP	Flag Pole	TB	Top Of Bank
G	Gulley	TL	Threshold Level
GD	Gate Door	TM	Transformer
GP	Gate Post	TM	Telstra Machine
GT	Gate	TR	Top Of Ramp
GV	Gas Stop Valve	TS	Traffic Signal
HE	Hedge Line	VE	Verge Line
IC	Inspection Cover	WE	Wales Edge
IL	Invert Level	WL	Wall
		WM	Water Meter

SURVEY STATIONS

Name	Easting	Northing	Height
GCP3	380719.502	303229.278	93.080

Amendments:

Rev	Date	Description
1	28/03/24	Addition of linking road data at southern end Patshull Rd and A464. Addition of back of footpath detail
2	03/04/24	Extension to Newhouse Rd junc in SE Extension to Elm Road junc in N
3	30/04/24	Extension to A464 in South East of site

GRID Ordnance Survey
Derived from observations to Ordnance Survey active GNSS network

DATUM Newlyn Datum
Derived from observations to Ordnance Survey active GNSS network

Presented with a Scale Factor of 1 set about GCP3

ADVANTAGE GEOMATICS

Client:
Boningale Homes

Project:
Albrighton

Description:
Topographic Survey

Date: 30/04/24 Scale: 1:500 @ A0

Drg. No: 24006-P-3

nAce Project: 24006 - BAL.sdb

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KEY - GENERAL

AB	Access Barrier	KB	Kerb Line
AT	Air Valve	KO	Kerb Drain
BA	Lifting Barrier	KT	Top of Kerb
BB	Bottom Of Bank	LA	Ladder
BH	Borehole	LP	Lamp Post
BH	Borehole	MH	Manhole
BR	Bottom Of Ramp	MKR	Marker Post
CB	Catch Pit	OHL	Overhead Electric Line
COL	Column	OHP	Overhead Pipeline
CS	Change of Surface	OHT	Overhead Telegraph Line
CV	Control Valve	PF	Top of Path
DK	Drop Kerb	PG	Post
DP	Drain Pipe	RD	Ridge Line
EA	Earth Anchor	RE	Retaining Wall
EAVE	Eave Height	RS	Road Sign
EP	Electric Pole	RG	Railing/Handrail
ER	Earth Rod	RW	Retaining Wall
FE	Edge Tarmac	SC	Security Camera
FF	Finished Floor (indication for type)	SD	Soil Drain
FFL	Finished Floor Level	SOF	Soffit Level
FH	Fire Hydrant	SP	Sheet Piling
FL	Flood Light	TB	Top Of Bank
FP	Flag Pole	TB	Top Of Bank
G	Gulley	TL	Threshold Level
GD	Guide Post	TM	Transformer
GP	Gate Post	TM	Tidal Machine
GT	Gate	TR	Top Of Ramp
HOT	Hot Strip Valve	TS	Traffic Signal
HS	Hedge Line	VE	Verge Line
IC	Inspection Cover	WE	Wallers Edge
IL	Invert Level	WL	Wall
		WM	Water Meter

SURVEY STATIONS

Name	Easting	Northing	Height
GCP3	380719.502	303229.278	93.080

Amendments:

Rev	Date	Description
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DATUM Newlyn Datum
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Presented with a Scale Factor of 1 set on GCP3

ADVANTAGE GEOMATICS

Client:
Boningale Homes

Project:
Albrighton

Description:
Topographic Survey

Date: 30/04/24

Scale: 1:500 @ A0

Drg. No: 24006-P-4

nAce Project: 24006 - BAL.sdb

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KEY - GENERAL

AB	Airbrick Siether	KB	Kerb Line
AT	Air Valve	KD	Kerb Drain
BA	Lifting Barrier	KT	Top of Kerb
BB	Bottom Of Bank	LA	Ladder
BH	Borehole	LP	Lamp Post
BH	Borehole	MH	Manhole
BR	Bottom Of Ramp	MKR	Marker Post
CH	Change of Surface	OHL	Overhead Electric Line
COL	Column	OHP	Overhead Pipeline
CS	Change of Surface	OHT	Overhead Telegraph Line
CVR	Cover Or Cover	PF	Point of Path
DK	Drop Kerb	PG	Post
DP	Drain Pipe	RD	Ridge Line
EA	Earth Anode	RL	Road Level
EAVE	Eave Height	RS	Road Sign
EP	Electric Pole	RG	Railing/Handrail
ER	Earth Rod	RW	Retaining Wall
FE	Edge Tarmac	SC	Security Camera
FE	Finished Floor Level	SD	Soil Drain
FFL	Finished Floor Level	SOF	Soffit Level
FH	Fire Hydrant	SP	Sheet Piling
FP	Flag Pole	TB	Top Of Bank
FP	Flag Pole	TB	Top Of Bank
G	Gulley	TL	Threshold Level
GD	Gate Post	TM	Traffic Meter
GP	Gate Post	TM	Ticket Machine
GT	Gate	TR	Top Of Ramp
GV	Gate Stop Valve	TR	Top Of Ramp
HE	Hedge Line	VE	Verge Line
IC	Inspection Cover	WE	Wallers Edge
IL	Invert Level	WL	Well
		WM	Water Meter

SURVEY STATIONS

Name	Easting	Northing	Height
GCP3	360719.502	303229.278	93.080

Amendments:

Rev	Date	Description
1	28/03/24	Addition of linking road data at southern end Patshull Rd and A464. Addition of back of footpath detail
2	03/04/24	Extension to Newhouse Rd junc in SE Extension to Elm Road junc in N
3	30/04/24	Extension to A464 in South East of site
4	10/05/24	Ext of fields to West of Newhouse Rd

GRID Ordnance Survey
Derived from observations to Ordnance Survey active GNSS network

DATUM Newlyn Datum
Derived from observations to Ordnance Survey active GNSS network

Presented with a Scale Factor of 1 set on GCP3

ADVANTAGE GEOMATICS

Client: Boningale Homes

Project: Albrighton

Description: Topographic Survey

Date: 10/05/24 Scale: 1:500 @ A0

Drg. No: 24006-P-5

nAce Project: 24006 - BAL.sdb

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KEY - GENERAL

AB	Arched Barrier	KB	Kerb Line
AT	Air Valve	KD	Kerb Drain
BA	Lifting Barrier	KT	Top of Kerb
BB	Bottom Of Bank	LA	Ladder
BH	Borehole	LP	Lamp Post
BR	Bollard	MH	Manhole
BT	Bottom Of Ramp	MKR	Marker Post
CL	Centre Line	OHL	Overhead Electric Line
COL	Column	OHP	Overhead Pipeline
CS	Change of Surface	OHT	Overhead Telegraph Line
CV	Chamber Cover	PA	Pedestrian Path
DK	Drop Kerb	PG	Post
DP	Drain Pipe	RD	Ridge Line
EA	Edge Of Area	RL	Road Level
EAVE	Eave Height	RS	Road Sign
EP	Electric Pole	RG	Railing/Handrail
ER	Earth Rod	RW	Retaining Wall
FE	Edge Tarmac	SC	Security Camera
FF	Finished Floor (annotation for typo)	SG	Stop Cock
FFL	Finished Floor Level	SOF	Soffit Level
FH	Fire Hydrant	SP	Sheet Piling
FL	Flood Light	TB	Traffic Bollard
FP	Flag Pole	TB	Top Of Bank
G	Gulley	TL	Threshold Level
GD	Gate Door	TM	Traffic Marker
GP	Gate Post	TM	Ticket Machine
GT	Gate	TR	Top Of Ramp
HOT	Hot Strip Valve	TS	Traffic Signal
HE	Hedge Line	VE	Verge Line
IC	Inspection Cover	WE	Wales Edge
IL	Invert Level	WL	Well
		WM	Water Meter

SURVEY STATIONS			
Name	Easting	Northing	Height
GCP3	380719.502	303229.278	93.080

Amendments:

Rev	Date	Description
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3	30/04/24	Extension to A464 in South East of site
4	10/05/24	Ext of fields to West of Newhouse Rd

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DATUM Newlyn Datum
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Presented with a Scale Factor of 1 set on GCP3

ADVANTAGE GEOMATICS

Client:
Boningale Homes

Project:
Albrighton

Description:
Topographic Survey

Date: 10/05/24 Scale: 1:500 @ A0

Drg. No: 24006-P-6

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KEY - GENERAL

AB	Arrow Barrier	KB	Kerb Line
AT	Air Valve	KO	Kerb Drain
BA	Lifting Barrier	KT	Top of Kerb
BB	Bottom Of Bank	LA	Ladder
BH	Borehole	LP	Lamp Post
BH	Borehole	MH	Manhole
BR	Bottom Of Ramp	MKR	Marker Post
CA	Catchpit	OHL	Overhead Electric Line
COL	Column	OHP	Overhead Pipeline
CS	Change of Surface	OHT	Overhead Telegraph Line
CV	Cable TV Cover	PF	Point of Path
DK	Drop Kerb	PG	Post
DP	Drain Pipe	RD	Ridge Line
EA	Edge of Area	RE	Road Edge
EAVE	Eave Height	RS	Road Sign
EP	Electric Pole	RG	Railing/Handrail
ER	Earth Rod	RW	Retaining Wall
FE	Edge Tarmac	SC	Security Camera
FF	Finished Floor (annotation for type)	SD	Soil Drain
FFL	Finished Floor Level	SOF	Soffit Level
FH	Fire Hydrant	SP	Sheet Piling
FL	Flood Light	SW	Stop Valve
FP	Flag Pole	TB	Top Of Bank
G	Gulley	TL	Threshold Level
GD	Gate Down	TM	Transformer
GP	Gate Post	TM	Tidal Machine
GT	Gate	TR	Top Of Ramp
HV	Hand Stop Valve	TS	Traffic Signal
HE	Hedge Line	VE	Verge Line
IC	Inspection Cover	WE	Wales Edge
IL	Invert Level	WL	Wall
		WM	Water Meter

SURVEY STATIONS

Name	Easting	Northing	Height
GCP3	380719.502	303229.278	93.080

Amendments:

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ADVANTAGE GEOMATICS

Client:
Boningale Homes

Project:
Albrighton

Description:
Topographic Survey

Date: 10/05/24
Scale: 1:500 @ A0

Drg. No: 24006-P-7

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KEY - GENERAL

AR	Arris/ Barrier	KB	Kerb Line
BA	Bollard	KS	Kerb Stone
BA	Lifting Barrier	KT	Top of Kerb
BB	Bottom Of Bank	LA	Ladder
BH	Borehole	LP	Lamp Post
BH	Borehole	MH	Manhole
BR	Bottom Of Ramp	MKR	Marker Post
CL	Centre Line	OHL	Overhead Electric Line
COL	Column	OHP	Overhead Pipeline
CS	Change of Surface	OHT	Overhead Telegraph Line
CTV	CCTV Camera	TOP	Top of Path
DK	Drop Kerb	PO	Post
DP	Drain Pipe	RD	Ridge Line
EL	Eave Height	RE	Road Centre
EAVE	Eave Height	RS	Road Sign
EP	Electric Pole	RG	Railing/Handrail
ER	Earth Rod	RW	Retaining Wall
ET	Edge Tarmac	SC	Security Camera
FF	Finished Floor (notation for type)	SD	Soil Drain
FFL	Finished Floor Level	SOF	Soffit Level
FH	Fire Hydrant	SP	Sheet Piling
FP	Flag Pole	TB	Top of Bank
FP	Flag Pole	TB	Top Of Bank
G	Gulley	TL	Threshold Level
GD	Gate Door	TM	Transformer
GP	Gate Post	TM	Trend Machine
GT	Gate	TR	Top Of Ramp
GSV	Gas Stop Valve	TR	Top Of Ramp
HE	Hedge Line	VE	Verge Line
IC	Inspection Cover	WE	Waters Edge
IL	Invert Level	WL	Wall
		WM	Water Meter

SURVEY STATIONS

Name	Easting	Northing	Height
GCP3	380719.502	303229.278	93.085

Amendments:

Rev	Date	Description
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DATUM Newlyn Datum
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ADVANTAGE GEOMATICS

Client:
Boningale Homes

Project:
Albrighton

Description:
Topographic Survey

Date: 10/05/24 Scale: 1:500 @ A0

Drg. No: 24006-P-8

Appendix 3 – Severn Trent Water Plans and Correspondence

Hayloft
The Granary
Carriage Ho
ELM ROAD
PITCHFORD
BROAD ROAD
Sunrest
The Rowans
Field House
Meadow House
Garage Farm
El Sub Sta
White Acres
Path (um)
Rosenun
Copley
Dansemoor
Track
Meere House
Meere Barn
Albrighton County Junior School
Beech Lodge
Path (um)
Track
NEWHOUSE LANE
Red House
New Houses
Lea House
LEA MANOR GARDENS
A 464
Lea Hall Barn
Lea Hall
HOLYHEAD ROAD
Track
Birchcroft
A 464
Stone House
NEWHOUSE LANE
CHURCH LANE
The Old Vicarage
The Old Farmhouse
The Barn
St Chad's Church
School House
CHURCH LANE
Wergs Cottage

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Data updated: 14/09/24

Scale: 1:1250 | Date: 03/10/24 | Wastewater Plan A0
Map Centre: 380989,303260 | Our Ref: 1585584 - 2 | Powered by digdat!

Public Foul Gravity/Lateral Drain
Public Combined Gravity/Lateral Drain
Public Surface Water Gravity/Lateral Drain
Pressure Foul
Pressure Combined
Pressure Surface Water
Highway Drain
Overflow Pipe
Disposal Pipe
Culverted Water Course
Pumping Station
Fitting
Manhole Foul
Manhole Surface
Abandoned Pipe
Chamber
Section 104 sewers are shown in green
Private sewers are shown in magenta

charlotte.whitham@enzygo.com

SHF.710.011e

SEVERN TRENT

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GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your contractor on site. If any damage is caused to Severn Trent Water Limited (STW) apparatus (defined below), the person, contractor or subcontractor responsible must inform STW immediately on:
0800 783 4444 (24 hours)

a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991(a legal agreement between a developer and STW, where a developer agrees to build sewers to an agreed standard, which STW will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with STW and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as "STW Apparatus" in these general conditions and precautions.

b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.

c) On request, STW will issue a copy of the plan showing the approximate locations of STW Apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan and the information supplied with it is furnished as a general guide only and STW does not guarantee its accuracy.

d) STW does not update these plans on a regular basis. Therefore the position and depth of STW Apparatus may change and this plan is issued subject to any such change. Before any works are carried out, you should confirm whether any changes to the plan have been made since it was issued.

e) The plan must not be relied upon in the event of excavations or other works in the vicinity of STW Apparatus. It is your responsibility to ascertain the precise location of any STW Apparatus prior to undertaking any development or other works (including but not limited to excavations).

f) No person or company shall be relieved from liability for loss and/or damage caused to STW Apparatus by reason of the actual position and/or depths of STW Apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any STW Apparatus the following should be observed:

1. All STW Apparatus should be located by hand digging prior to the use of mechanical excavators.

2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to STW Apparatus. You or your contractor must ensure the safety of STW Apparatus and will be responsible for the cost of repairing any loss and/or damage caused (including without limitation replacement parts).

3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.

4. During construction work, where heavy plant will cross the line of STW Apparatus, specific crossing points must be agreed with STW and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of STW Apparatus at other locations must be prevented.

5. Where it is proposed to carry out piling or boring within 20 metres of any STW Apparatus, STW should be consulted to enable any affected STW Apparatus to be surveyed prior to the works commencing.

6. Where excavation of trenches adjacent to any STW Apparatus affects its support, the STW Apparatus must be supported to the satisfaction of STW. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.

7. Where a trench is excavated crossing or parallel to the line of any STW Apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the STW Apparatus. In special cases, it may be necessary to provide permanent support to STW Apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the STW Apparatus.

8. No other apparatus should be laid along the line of STW Apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of STW Apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any STW Apparatus.

9. A minimum radial clearance of 300 millimetres should be allowed between any plant or equipment being installed and existing STW Apparatus. We reserve the right to increase this distance where strategic assets are affected.

10. Where any STW Apparatus coated with a special wrapping is damaged, even to a minor extent, STW must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any STW Apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged to you.

11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with STW Apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such STW Apparatus in order to determine any necessary alterations in advance of the works.

12. With regard to any proposed resurfacing works, you are required to contact STW on the number given above to arrange a site inspection to establish the condition of any STW Apparatus in the nature of surface boxes or manhole covers and frames affected by the works. STW will then advise on any measures to be taken, in the event of this a proportionate charge will be made.

13. You are advised that STW will not agree to either the erection of posts, directly over or within 1.0 metre of valves and hydrants,

14. No explosives are to be used in the vicinity of any STW Apparatus without prior consultation with STW.

TREE PLANTING RESTRICTIONS

There are many problems with the location of trees adjacent to sewers, water mains and other STW Apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other STW Apparatus.

15. Please ensure that, in relation to STW Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.

16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other STW Apparatus.

17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other STW Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May 2014

18. STW personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other STW Apparatus.

19. In certain circumstances, both STW and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main of other STW Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.