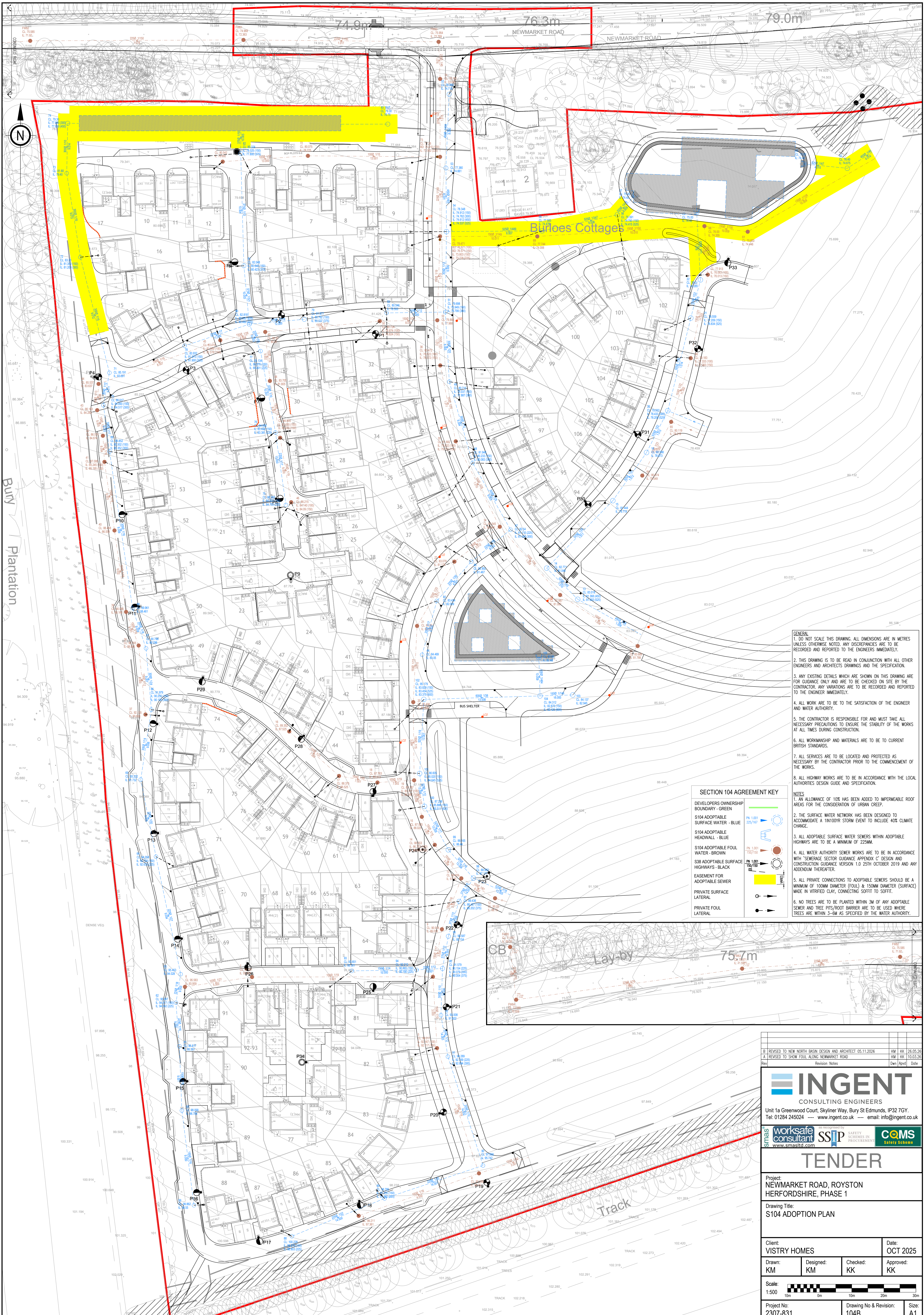
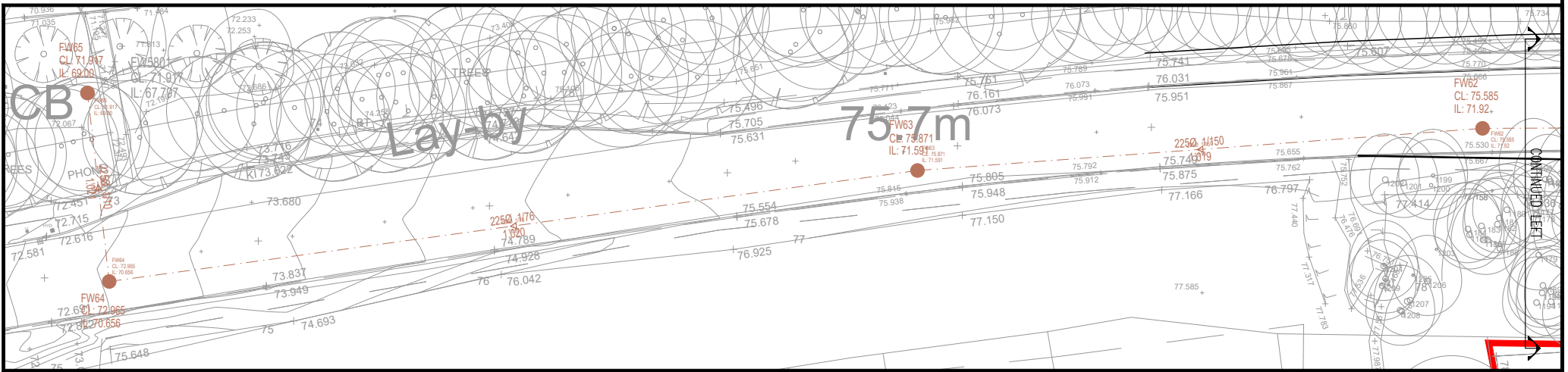




- GENERAL**
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 4. ALL WORK ARE TO BE TO THE SATISFACTION OF THE ENGINEER AND WATER AUTHORITY.
 5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
- NOTES**
1. AN ALLOWANCE OF 10% HAS BEEN ADDED TO IMPERMEABLE ROOF AREAS FOR THE CONSIDERATION OF URBAN CREEP.
 2. THE SURFACE WATER NETWORK HAS BEEN DESIGNED TO ACCOMMODATE A 1 IN 100 YEAR STORM EVENT TO INCLUDE 40% CLIMATE CHANGE.
 3. ALL ADAPTABLE SURFACE WATER SEWERS WITHIN ADAPTABLE HIGHWAYS ARE TO BE A MINIMUM OF 225MM.
 4. ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTOR GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.
 5. ALL PRIVATE CONNECTIONS TO ADAPTABLE SEWERS SHOULD BE A MINIMUM OF 150MM DIAMETER (POLL) & 150MM DIAMETER (SURFACE) MADE IN VITRIFIED CLAY, CONNECTING SOFFIT TO SOFFIT.
 6. NO TREES ARE TO BE PLANTED WITHIN 3M OF ANY ADAPTABLE SEWER AND TREE PIT/ROOT BARRIER ARE TO BE USED WHERE TREES ARE WITHIN 3-6M AS SPECIFIED BY THE WATER AUTHORITY.

SECTION 104 AGREEMENT KEY	
DEVELOPERS OWNERSHIP BOUNDARY - GREEN	PN 1.001 225/167
S104 ADAPTABLE SURFACE WATER - BLUE	PN 1.001 150/150
S104 ADAPTABLE HEADWALL - BLUE	PN 1.001 150/150
S104 ADAPTABLE FOUL WATER - BROWN	PN 1.001 150/150
S38 ADAPTABLE SURFACE HIGHWAYS - BLACK	PN 1.001 150/150
EASEMENT FOR ADAPTABLE SEWER	
PRIVATE SURFACE LATERAL	
PRIVATE FOUL LATERAL	



B. REVISED TO NEW NORTH BASIN DESIGN AND ARCHITECT 05.11.2026		KM	KK	26.05.26
A. REVISED TO SHOW FOUL ALONG NEWMARKET ROAD		KM	KK	10.03.26
Rev	Revision Notes	Dim	Appd	Date

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TENDER

Project: NEWMARKET ROAD, ROYSTON
HERFORDSHIRE, PHASE 1

Drawing Title: S104 ADOPTION PLAN

Client: VISTRY HOMES		Date: OCT 2025	
Drawn: KM	Designed: KM	Checked: KK	Approved: KK
Scale: 1:500			
Project No: 2307-831	Drawing No & Revision: 104B		Size: A1