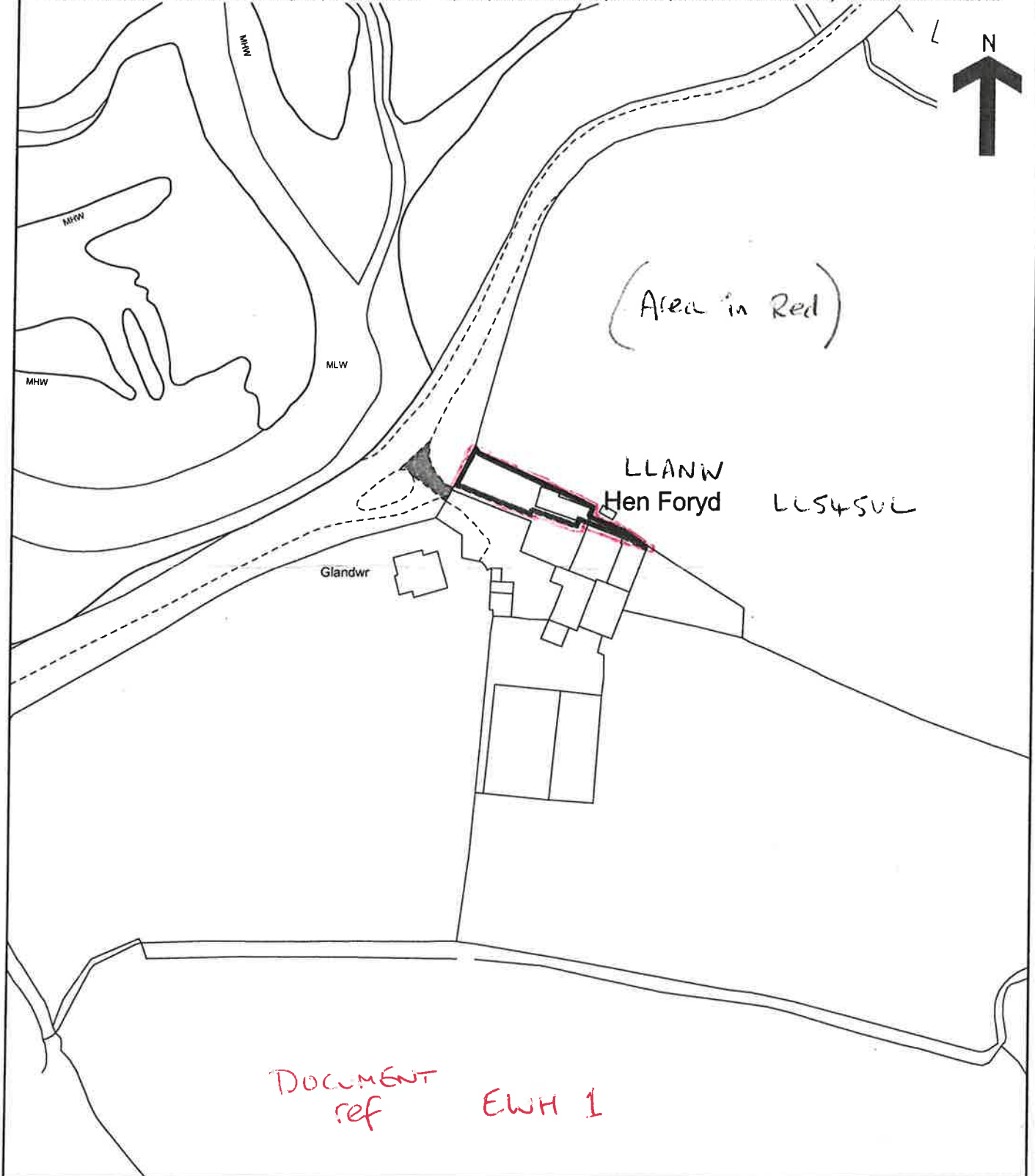


Land Registry  
Official copy of  
title plan

Title number **CYM504572**  
Ordnance Survey map reference **SH4558NE**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Gwynedd**



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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Wales Office.

## DRAINAGE

Drains to be Osma or similar approved UPVC system complying with BS497, 4669, 4962 and 5481.

Drain pipes to be 100mm dia. Laid on 150mm pea gravel bedding (pea gravel bed and surround beneath floors). Gradients to be 1 in 40 or thereabouts.

Drains passing through walls to be protected with prestressed concrete lintels over pipes. 50mm gap to be provided around pipe which is to be packed with polystyrene board.

Drains located within 1 metre of building with inverts below foundation level are to be backfilled with lean mix concrete to level of underside of adjacent foundation.

Any drains passing beneath driveways or parking areas to be encased in 150mm concrete. Concrete is to be stopped short at each joint to allow for movement.

Provide FLEXCELL fibreboard at each joint between concrete surround.

Surface water drains are to connect to soakaway pits located a minimum of 5 metres from the building.

The precise location and size of soakaways to surface water drains are to be determined by means of porosity tests.

Inspection chambers are to be constructed in 225mm Class B Eng. Brickwork on 150mm concrete base or OSMA or similar UPVC preformed chambers.

Covers to be light duty galv. Steel in pedestrian areas and medium duty in parking/driveway areas.

Internal chambers to have double seal covers secured in frame with non-corrosive bolts.

NOTE- All lightweight covers to be bolted down.

All gulleys on both foul and surface water drainage systems to be OSMA or similar bottle type fitted with removable baffle for cleaning purposes.

Surface water system to have rodding points on system at all changes in direction.

## SOIL/VENT PIPE

Soil/vent pipe is to be 100mm dia. Upvc terminating in balloon grating min. 900mm above window opening.

## WASTES/TRAPS

Wastes to bath, shower and sink unit to be 40mm dia. Upvc and 32mm dia. To wash basin.

Each to be fitted with 75mm dia. Deep seal trap.

A screwed access plug is to be provided at the head of each waste run for cleaning purposes.

## RAIN WATER DISPOSAL

Gutters to be 112mm half round upvc with 68mm dia. Downspouts.

## PACKAGED SEWAGE TREATMENT PLANT

The discharge from the treatment plant should be sited at least 10 metres from watercourses and any other building.

The packaged treatment plant should be type tested in accordance with BS 7781 or otherwise tested by a notified body.

If the plant requires power to operate it should be able to adequately function without power for up to 6 hours or have an uninterruptible power supply.

## MARKING

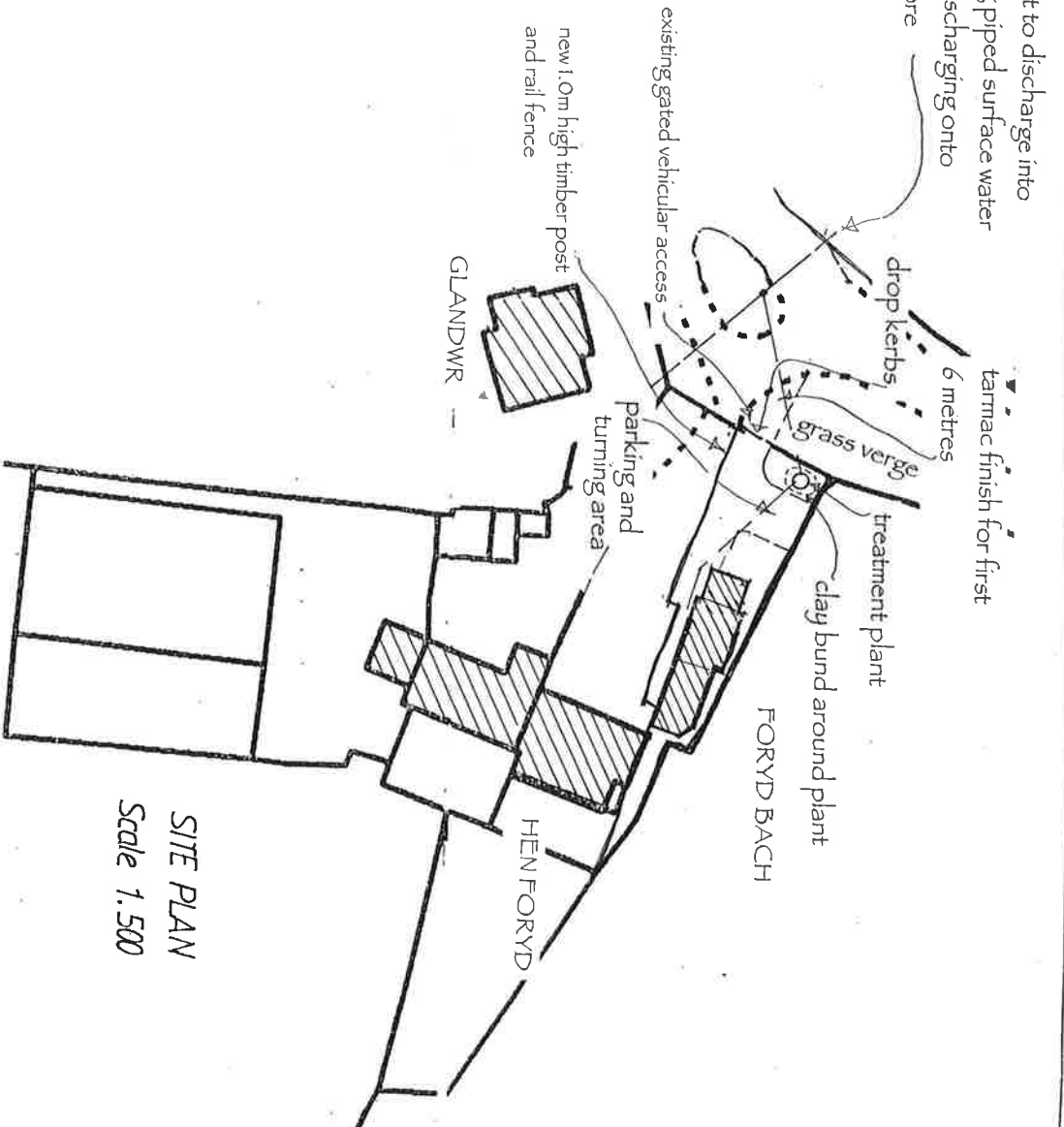
Maintenance of the treatment plant

A NOTICE should be fixed within the building describing the necessary maintenance of the plant as follows:-

The foul drainage from this property discharges to a packaged sewage treatment plant.

Maintenance is required in accordance with the manufacturers instructions and should be carried out by the owner in accordance with the manufacturers instructions.

The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance.



FORYD BACH, SARON  
LLANWINDA

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