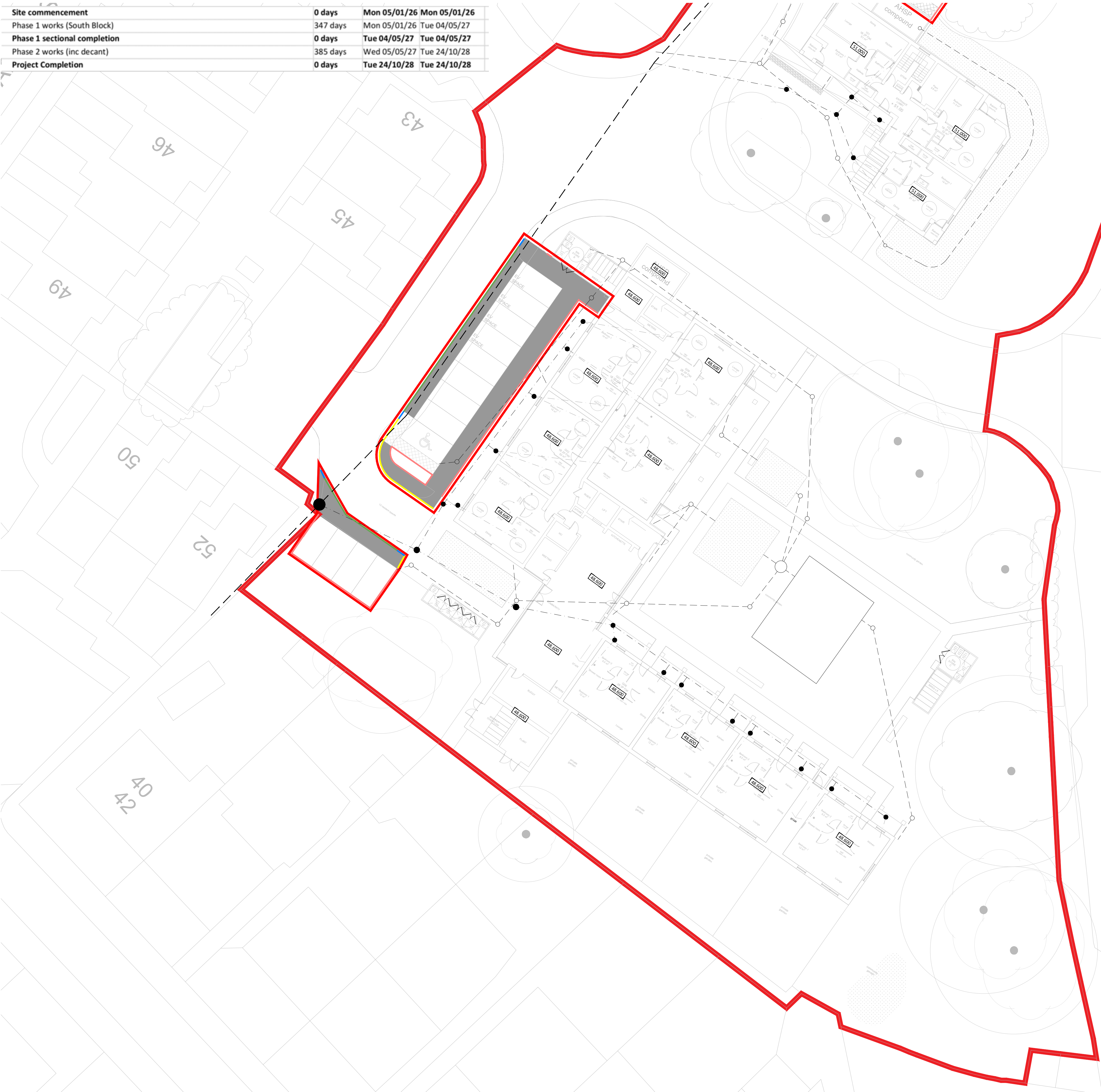


Site commencement	0 days	Mon 05/01/26	Mon 05/01/26
Phase 1 works (South Block)	347 days	Mon 05/01/26	Tue 04/05/27
Phase 1 sectional completion	0 days	Tue 04/05/27	Tue 04/05/27
Phase 2 works (inc decant)	385 days	Wed 05/05/27	Tue 24/10/28
Project Completion	0 days	Tue 24/10/28	Tue 24/10/28



GENERAL

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

2. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.

3. ALL LEVELS RELATE TO ORDNANCE DATUM UNLESS NOTED OTHERWISE.

4. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

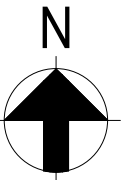
5. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.

6. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.

7. THIS DRAWING IS COPYRIGHT © intrado CONSULTING ENGINEERS.

- KEY:
- ADOPTABLE ASPHALT HIGHWAY
 - ADOPTABLE ASPHALT FOOTPATH
 - FOUL DRAINAGE
 - STORM DRAINAGE
 - SECTION 38 BOUNDARY
 - HB KERB (125mm UPSTAND)
 - TRANSITION KERB
 - BN KERB (FLUSH)
 - EF KERB (FLUSH)

- LOCATION OF RW/P'S AND SV/P'S TO BE CONFIRMED BY THE ARCHITECT.
- ALL FOUL AND STORM PIPES TO BE uPVC, STRENGTH GRADE SN8.
- ROCKER PIPES TO BE 600mm LONG TO ALL MANHOLES.
- ALL PIPEWORK TO HAVE A FULL GRANULAR BED AND SURROUND UNLESS NOTED OTHERWISE.
- ALL PIPES BENEATH VEHICULAR CIRCULATION AREAS, WHERE COVER TO PIPE IS LESS THAN 1200mm RECEIVE A FULL CONCRETE BED AND SURROUND.
- ALL SADDLE CONNECTIONS TO BE FORMED USING PROPRIETARY JUNCTION SECTIONS.
- WHERE APPLICABLE CONCRETE BENCHING TO MANHOLES TO RECEIVE A 20mm THICK GRANOLITHIC RENDER TROWELLED HARD, PROVIDING A DENSE DURABLE SMOOTH FINISH.
- ALL MANHOLE COVERS WITHIN VEHICULAR AREAS TO BE NON-ROCKING TYPE.
- ALL S.V.P'S TO HAVE RODDING ACCESS POINT.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES TO VERIFY LOCATION AND DEPTHS PRIOR TO ANY CONSTRUCTION WORK BEING UNDERTAKEN.
- ALL PIPES AND FITTINGS TO BE PROPRIETRY PLASTIC SYSTEM COMPLYING WITH BSEN1401-1:2009 AND BUILDING REGULATIONS DOC. H.
- WHERE PIPES PASS THROUGH FOUNDATIONS OR WALLS:
a) CAST IN THE PIPE, MAKE JOINTS APPROX. 150mm EITHER SIDE & ADD 500mm LENGTH OF ROCKER PIPE.
b) SLEEVE PIPES WITH 50mm CLEARANCE ALL ROUND, COLLARED TO PREVENT DEBRIS.
- PIPES BELOW BUILDING TO BE IN 6.0m LENGTHS.
- ADOPTABLE PIPES FOR S104 TO BE MAX 3.0m LENGTHS.
- INLET AND OUTLET PIPES TO BE LAID WITH LEVEL SOFFITS.
- THE PLANNING, DESIGN AND CONSTRUCTION OF FOUL SEWERS SHALL BE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION GUIDANCE FOR FOUL AND SURFACE WATER SEWERS OFFERED FOR ADOPTION UNDER THE CODE FOR ADOPTION AGREEMENTS FOR WATER AND SEWERAGE COMPANIES OPERATING WHOLLY OR MAINLY IN ENGLAND ('THE CODE') - APPROVED VERSION 2.1 - 25 MAY 2021.



SITE GRID REFERENCE: ST266887
(328620mE, 188750mN)

FOUL & SURFACE WATER DRAINAGE SUBJECT TO
DCWW S104 & S106 APPROVALS

HIGHWAY WORKS SUBJECT TO
NEWPORT CITY COUNCIL S278 & S38 APPROVALS

ANY WORKS CARRIED OUT PRIOR TO THE ISSUE OF
RELEVANT APPROVALS ARE ENTIRELY AT THE
DEVELOPER'S RISK

P1	FIRST ISSUE	EN	03-07-2025
REV.	DESCRIPTION	BY	DATE

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client

NEWPORT CITY HOMES

project

ST JOHNS COURT

drawing title

SECTION S38 LAYOUT
SHEET 1 OF 2

drawn	chkd	scale	date
EN	CC	1:200 @ A1	JULY 2025

Preliminary	☒	Job No.	Drawing No.	Rev.
Tender	☐	IR21004	130-1	P1
Construction	☐			