GENERAL NOTES

1. This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.
2. Any discrepancies within all relevant drawings are to be reported to QuadConsult Ltd immediately.
3. All dimensions and levels are in metres, U.N.O..
4. Do not scale from this drawing - use figured dimensions only.
5. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
6. Surface water drainage subject to S104 / SAB approval where appropriate with the relevant authority.
7. Foul Drainage subject to S104 approval with relevant water authority.
8. All private drainage to be installed in accordance with Part H of building regulations and the developers warranty provider.
9. The contractor is at risk if construction is progressed without relevant S104, S106, S278, S38, OWC etc agreement being in place with the relevant authorities.

LEGEND

- 00.000 — Building D.P.C. Level
- 00.00 — Proposed Finished Ground Level
- 0.00m — Additional Underbuild (below d.p.c. as shown)
- 0.000Tk — Tanking
- 0.000RW — Retaining Wall - (Height shows difference in levels - finished level at bottom and top).
- 0.000GB — Gravel Board Retainment (Max. 0.3m)
- Steps (to be Part M Compliant)
- 1 in 2m gradient batters to be used- subject to approval by a suitably qualified Geo-technical Engineer.
- Proposed Level Access Alternative path

LEGEND

- Proposed Surface Water Infrastructure
- Proposed Foul Water Infrastructure
- Proposed Private Permeable paving
- Proposed Surface Water Headwall
- Proposed Bio-retention with side slopes
- Proposed Bio-retention with Gravel Board

Rev	Date	Description	By
B	27.02.25	Red line Boundary updated	KE
A	25.02.25	Site Layout Updated	RWP

Dimensions to be verified on site.
This drawing should not be scaled. Use figured dimensions only.
Any discrepancies should be referred to the Engineer prior to work being put in hand.
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QuadConsult Limited
Coburn House, Village Way
Greenmeadow Business Park
Cardiff
CF15 7NE
029 2077 9644
contactus@quadconsult.co.uk
www.quadconsult.co.uk
QuadConsult ENGINEERS IN PARTNERSHIP
Consulting Civil & Structural Engineers
Offices in Cardiff, Gloucester and Llandybïe

Client: ST.MODWEN HOMES

Project: LLANWERN 4E & 4G

Title: Engineering Layout - Planning Sheet 2 of 3

Drawing Status: PLANNING

Designed by	Drawn by	Checked by	Date	Scales @ A0 size
RWP	RWP	ACV	Feb '25	1:250

Drawing No: 24519-C-012-B

1:250 0 5m 10m 15m 20m 25m
1:1 0 10 20 30 40 50 60 70 80 90 100

File name: 24519-C-012-Engineering Layout.dwg