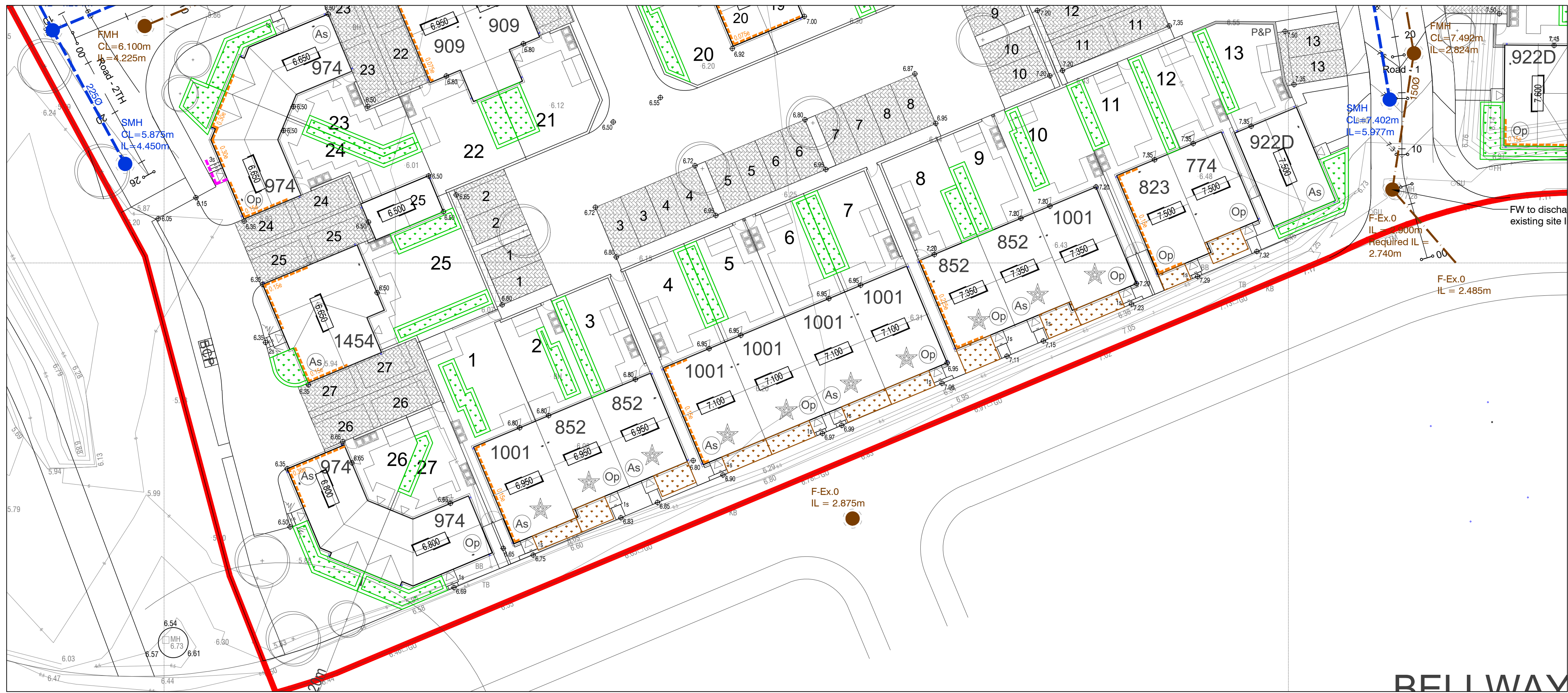
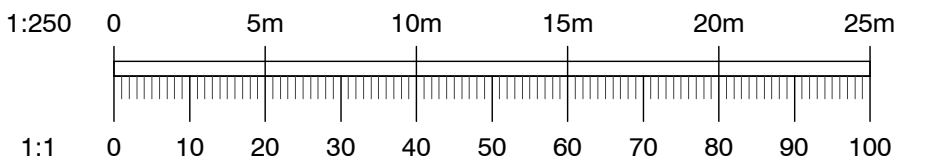
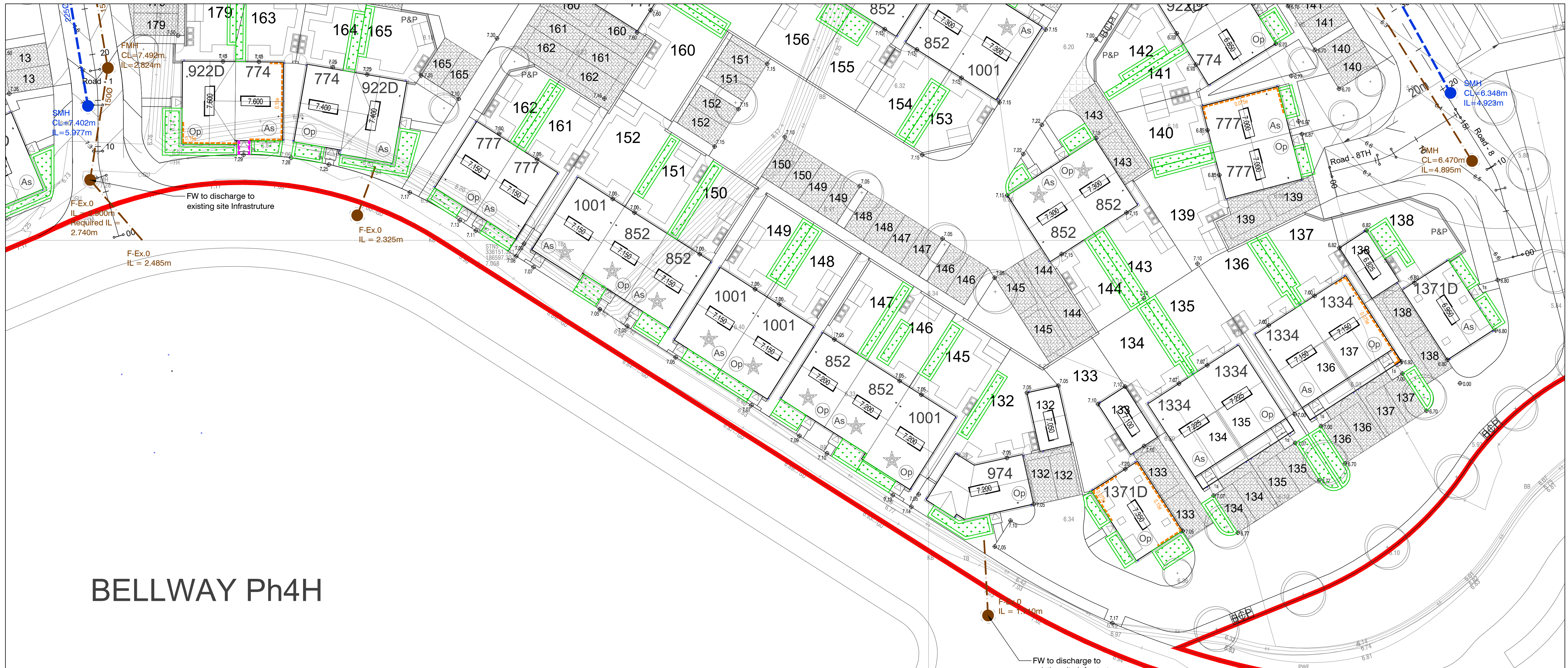




- GENERAL NOTES**
1. This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.
 2. Any discrepancies within all relevant drawings are to be reported to QuadConsult 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, S36, OWC etc agreement being in place with the relevant authorities.

- LEGEND**
- 00.000 Building D.P.C. Level
 - 0.000 Proposed Finished Ground Level
 - 0.000 Additional Underbuild (below d.p.c. as shown)
 - 0.000 Tanking
 - 0.000 Retaining Wall - (Height shows difference in levels - finished level at bottom and top).
 - 0.000 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



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

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.
This drawing is copyright.

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ENGINEERS IN PARTNERSHIP
Consulting Civil & Structural Engineers

**ST.MODWEN
HOMES**

LLANWERN 4E & 4G

Engineering Layout
- Planning
Sheet 3 of 3

PLANNING

Designed by	Drawn by	Checked by	Date	Scale @ A1 size
RWP	RWP	ACV	Feb '25	1:250

Drawing No

24519-C-013-B

BELLWAY Ph4H

File name: 24519-C-013-Engineering Layout-A.dwg