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
- 0.00x — Additional Underbuild (below d.p.c. as shown)
- 0.000Tk — Tanking
- 0.000Rt — 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
- Stockpile of Stone

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 shortfall contributing to Lake Treatment / Interception
- Proposed Roadside SWALE
- Phase Boundary

SUDs Notes:-

SUDS Review / Interception / Treatment Criteria:-

Private Driveways shall benefit from Permeable Paving

Private Roofs shall have a combination of SEL Raintaina Gully pots, Bio-retention / rain gardens and benefit from Water Butts.

Adoptable Highways and Shared Surfaces shall benefit from SWALE's and Rain Gardens where appropriate, however the remaining area shall discharge to the Lake where an allowance / offset for treatment and interception is to be provided.



Extract Extended Stock Pile - 1:250

Rev	Date	Description	By
F	09.12.25	Site Layout Updated, engineering and drainage revised to suit	TU
E	13.10.25	Site Layout Updated, engineering and drainage revised to suit	RWP
D	03.09.25	Site Layout Updated, engineering and drainage revised to suit	RWP
C	02.05.25	Store Stockpile added	RWP
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.
This drawing is copyright.

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Consulting Civil & Structural Engineers
Offices in Cardiff, Gloucester and Llandybïe.

Client: MILLER HOMES

Project: LLANWERN 4E & 4G

Title: Engineering Layout - Planning Sheet 1 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-011-F

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-011-Engineering Layout.dwg