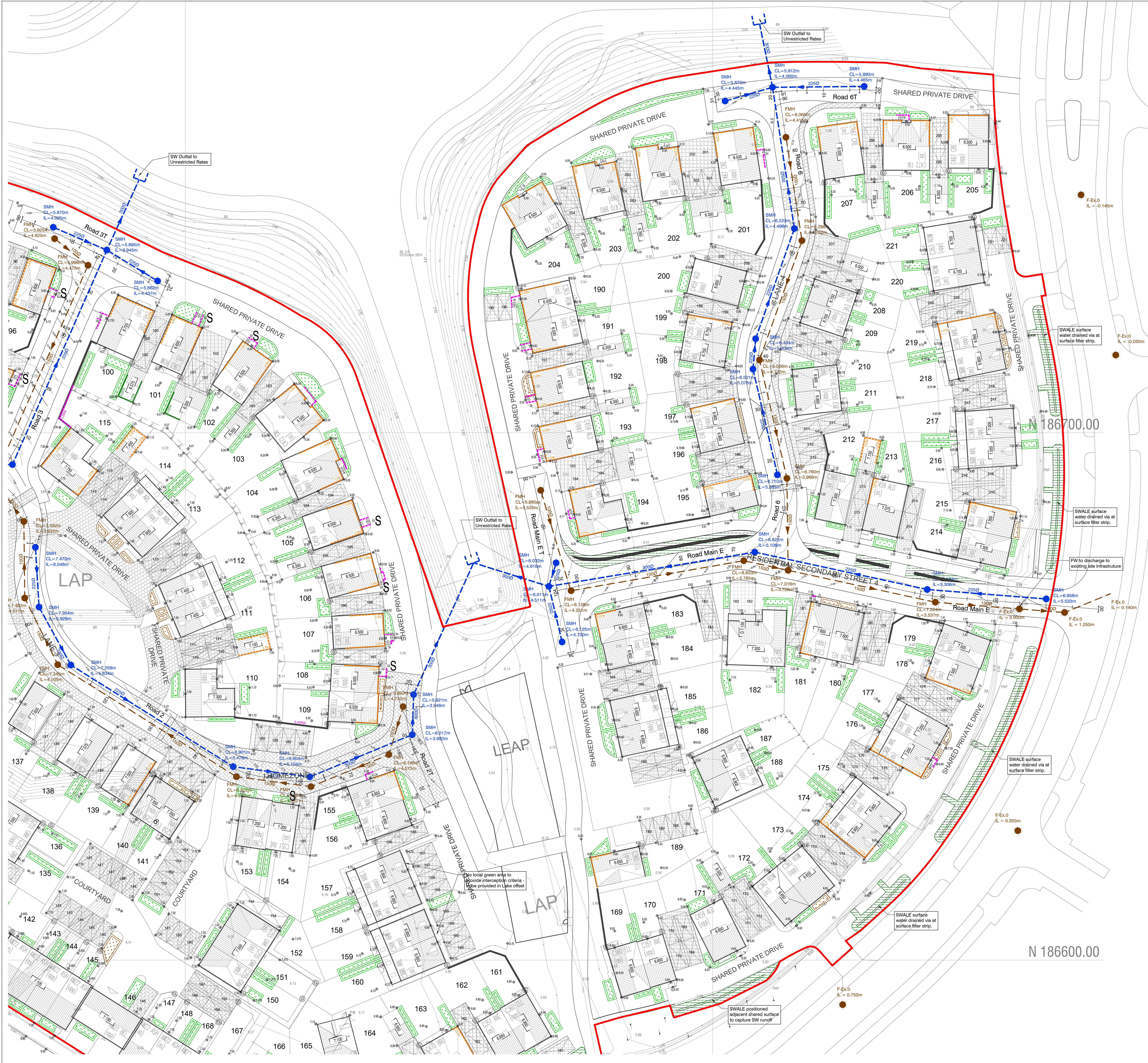




- GENERAL NOTES**
- This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.
 - Any discrepancies within all relevant drawings are to be reported to QuadConsult Ltd immediately.
 - All dimensions and levels are in metres, U.N.O.
 - Do not scale from this drawing - use figured dimensions only.
 - This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
 - Surface water drainage subject to S104 / SAB approval where appropriate with the relevant authority.
 - Foul private drainage to be installed in accordance with Part H of building regulations and the developers warranty provider.
 - 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**
- Building D.P.C. Level
 - Proposed Finished Ground Level
 - Additional Underbuild (below d.p.c. as shown)
 - Tanking
 - Retaining Wall - (Height shows difference in levels - finished level at bottom and top)
 - 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 Rainwater Gully pots, Bio-retention / rain gardens and benefit from Water Butts.
Adoptable Highways and Shared Surfaces shall benefit from SWALEs 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.

Rev	Date	Description	By
E	09.12.25	Site Layout Updated, engineering and drainage revised to suit	TU
D	13.10.25	Site Layout Updated, engineering and drainage revised to suit	RWP
C	03.09.25	Site Layout Updated, engineering and drainage revised to suit	RWP
B	27.02.25	Road 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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Client	MILLER HOMES
Project	LLANWERN 4E & 4G
Title	Engineering Layout - Planning Sheet 2 of 3
Drawing Status	PLANNING
Designed by	RWP
Drawn by	RWP
Checked by	ACV
Date	Feb 25
Scale	1:250
Drawing No	24519-C-012-E

