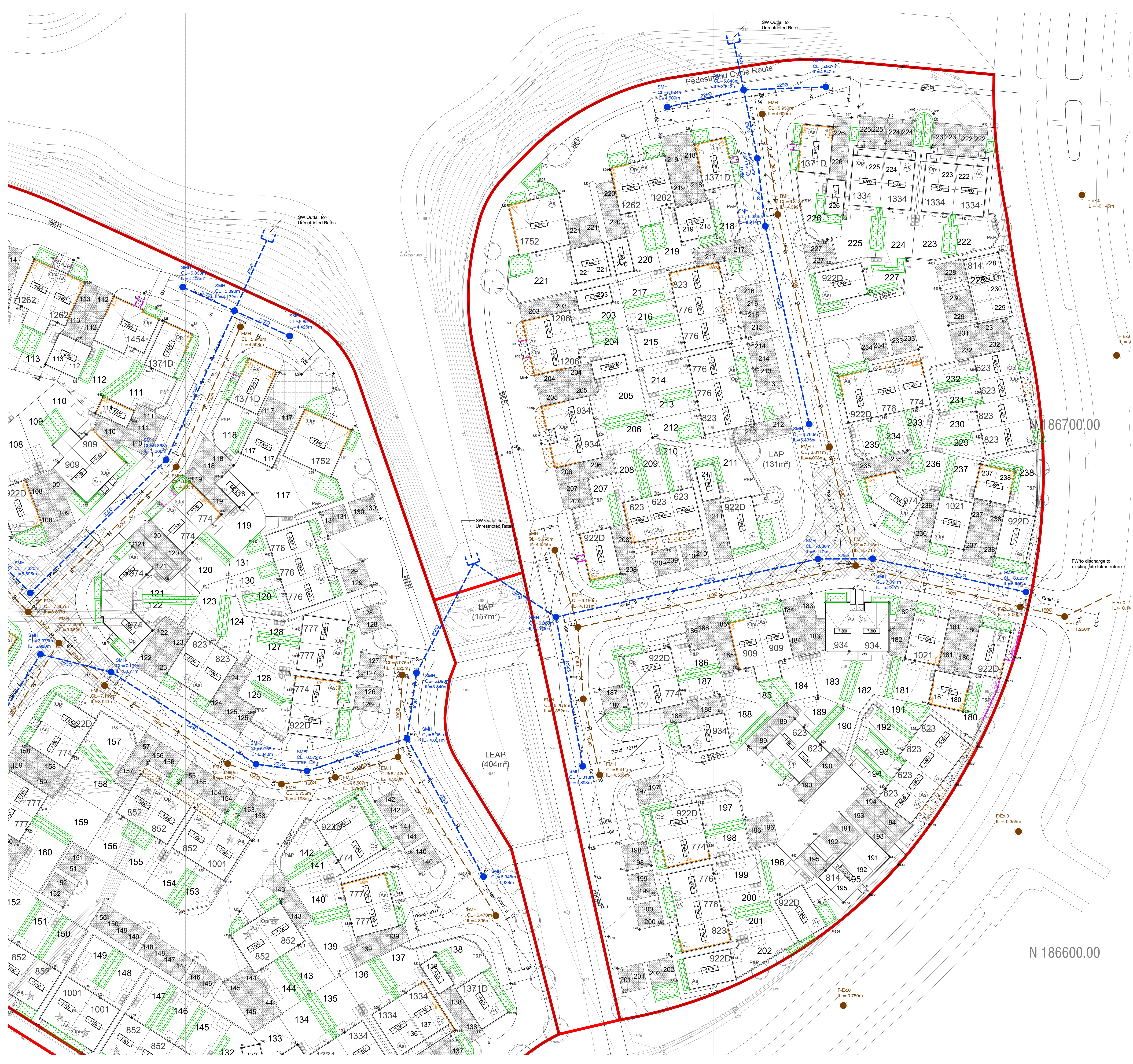




- GENERAL NOTES**
1. This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.
 2. Any discrepancies within all relevant drawings are to be reported to QuadConsult 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**
- 0.000 Building D.P.C. Level
 - 0.000 Proposed Finished Ground Level
 - 0.000 Additional Underbait (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)
 - 0.000 Steps (to be Part M Compliant)
 - 0.000 1 in 2m gradient batters to be used - subject to approval by a suitably qualified Geo-technical Engineer.
 - 0.000 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

A. 25.02.25 Site Layout Updated			RWP
Rev	Date	Description	By
1	25.02.25	Initial Design	RWP
2	25.02.25	Revised Design	RWP
3	25.02.25	Final Design	RWP
QuadConsult Limited Columbus House, Village Way Greenwich Business Park Canary Wharf E16 1NE 020 2077 9644 contact@quadconsult.co.uk www.quadconsult.co.uk			
Offices in Cardiff, Gloucester and Llanidloes			
Care			
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
RWP	RWP	ACV	Feb 25
Drawing No			1:250
24519-C-012-A			