



ROAD AND SEWER ADOPTIONS

1. All works for adoption under a Section crossover agreement shall be carried out to the Highway Authority Specification for Road Construction in Residential Areas and to the approval of the local Highway Authority.
2. All works for adoption under a Section 104/106/185 agreement shall be carried out to the 7th Addition for Foul and Surface Water.
3. Any works carried out on site prior to confirmation of technical approval for Section Agreements (including street lighting approval) are entirely at the developers risk.
4. Street lighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.
5. A clause is to be included within the Section Agreement requiring that, prior to adoption, the developer is to process a Traffic Regulation Order covering whatever restrictions may be determined to be necessary in relation to on-street parking restrictions within the site roads. The situation will be monitored once all new dwellings are occupied.
6. A clause is to be included within the Section Agreement requiring that additional speed reducing measures are to be implemented if judged necessary by the Highway Authority in the event that excessive vehicle speeds become evident prior to adoption of the works.

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.



Scheme Ref.	S1		
Sign Reference	957		
Diag No.	957		
TSRGD Ref.	S3-2-32		
Height	450 mm	Width	450 mm
Mount Height	2300	Area	0.16 m²
Material	Class R3B-UK		

LEGEND:-

- Adoptable Highways Extents
- Adoptable Footways Extents
- Grass Verge Maintained by Management Company
- SUDs feature adopted by SAB Authority
- Section 38 Boundary

STREET LIGHTING LEGEND

- Street Lighting Column Main highways
- Street Lighting Column Cycle Paths
- Street Lighting Column Shared Surface

NOTE - Street lighting columns are shown for in purposes only and subject to detailed design.

KERBING LEGEND

- Site boundary
- HB2 kerb with 125mm upstand
- BN2 kerb with 50mm upstand
- BN kerb with 25mm upstand (6mm at crossing)
- BN kerb laid flush
- Transition kerb
- EF kerb (edging)

Flush Kerbing adjacent SWALE areas may be replaced with hit and miss kerbing, subject too discussions with the Local Highways and SAB Authority

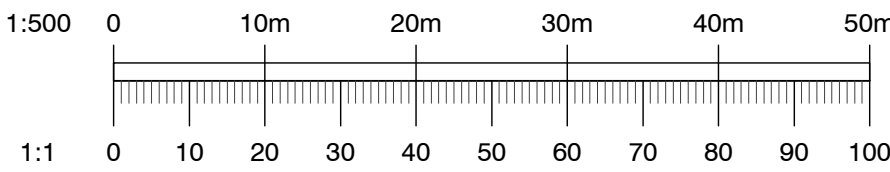
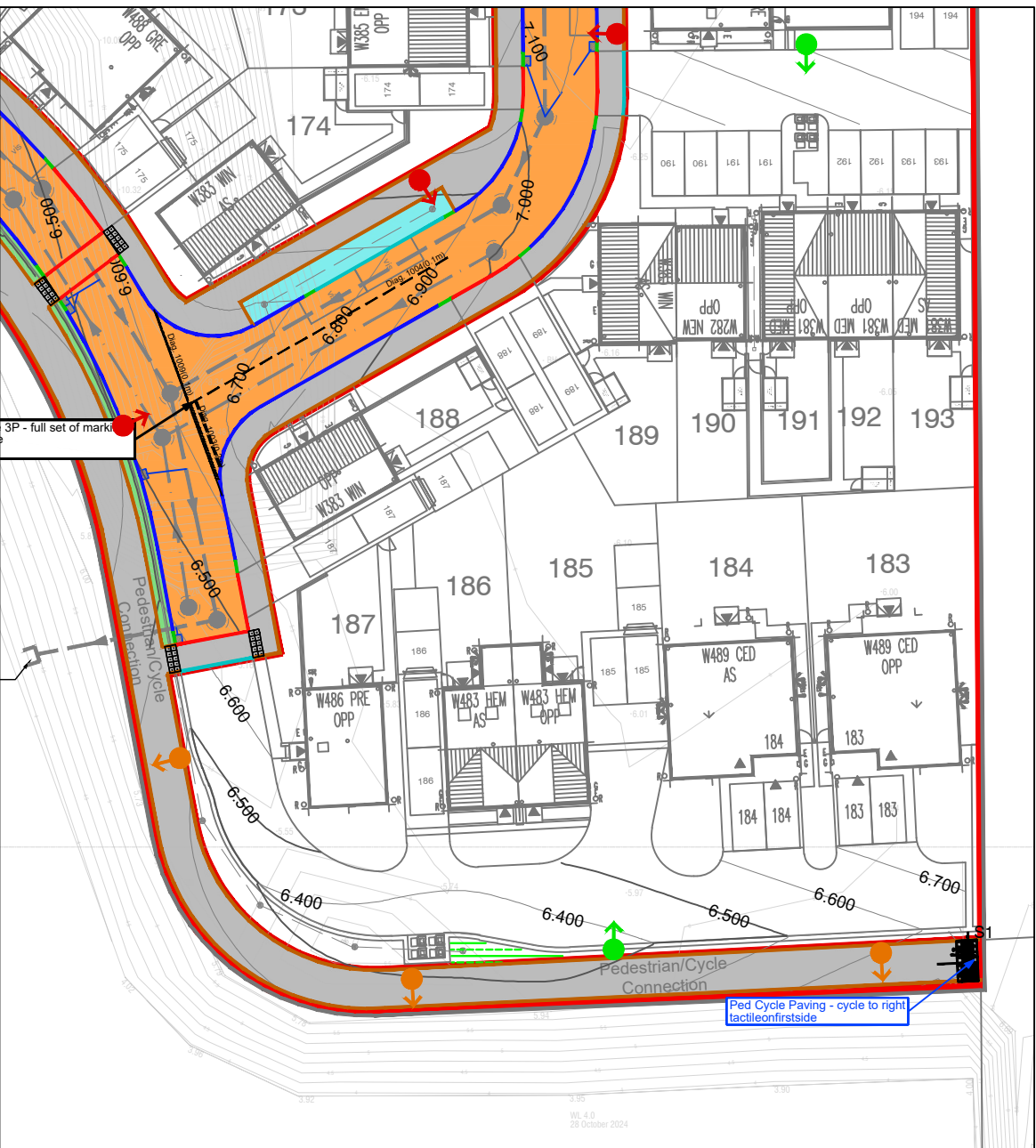
LEGEND

- Uncontrolled Tactile Paving
- Hazard Paving

Raised Table

NO CONSTRUCTION TO COMMENCE UNTIL RELEVANT SECTION APPROVALS ARE IN PLACE

Lining Schedule				
Line Type	Width of lines	Length Of Marking	Length Of Gap	Approximate Quantity
	m	m	m	m
1003	0.2	0.6	0.3	48.75
1004	0.1	4	2	68
1009	0.1	0.6	0.3	27.6
10491	0.15	Continuous	-	5.02
Symbol	Symbol preview		Description	Size
Bicycle-1057M			Ped Cycle Paving - cycle to right	-
rmpedi			Ped Cycle Paving - cycle to right	-



E	23.02.26	UPDATED TO THE LATEST PLANNING PACK	JH
D	26.01.25	UPDATED FOR TENDER	JH
C	22.12.25	UPDATED ARCH LAYOUT	KM
B	12.12.25	UPDATED ARCH LAYOUT	KM
A	24.11.25	GRASS VERGES / TREES PROPOSED FOR MAN CO AND SUDS FEATURES ADDED	RWP
0		FIRST ISSUE	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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Consulting Civil & Structural Engineers
Offices in Cardiff, Gloucester and Llandybie

Client

MILLER HOMES

Project

LLANWERN 4B & 5D

Title

SECTION 38 AGREEMENT LAYOUT

Drawing Status

PLANNING

Designed by

RWP

Drawn by

RWP

Checked by

ACV

Date

Oct 25

Scale @ A1 size

1:500

Drawing No

24215-C-400-E