



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
- 0.000 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

LEGEND:-

- Adoptable Highways Extents
- Adoptable Footways Extents
- Adoptable Grass Verges/Swale Extents
- Section 38 Boundary

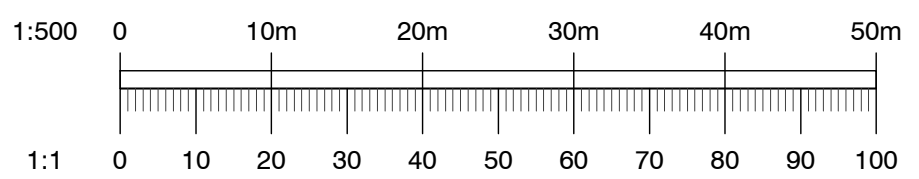
LINE MARKINGS LEGEND

- 1 Junction markings (1004, 1003A, 1005A)
- 2 Ramp Triangles markings (Diag. 1062)
- 3 Pedestrian / Bicycle markings (Diag. 1057)
- 4 Shared Path Signage (Diag. 956)
- 5 End of Route Sign (Diag. 955)

STREET LIGHTING LEGEND

- Street Lighting Column Main highways
- Street Lighting Column Cycle Paths
- Street Lighting (Existing) Spine Road
- Shared Drive Lighting - Bollard Posts OR Similar

NOTE - Street lighting columns/ Bollard posts are shown for indicative purposes only and subject to detailed design.



D	14.01.25	Signs and Lines added to Layout	RWP
F	18.12.25	External levels set to minimum 0.300m AOD	TU
E	09.12.25	S38 plan amended to suit latest layout	BLS
D	13.10.25	S38 plan amended to suit latest layout	RWP
C	20.08.25	S38 plan amended to suit latest layout	LF
B	27.02.25	SW Site lighting columns added	RWP
A	25.02.25	SW 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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MILLER HOMES

LLANWERN 4E & 4G

Section 38 Layout
- Planning

PLANNING

Designed by	Drawn by	Checked by	Date	Scale & A1 size
RWP	RWP	ACV	Feb 25	1:500
Drawing No				

24519-C-400-G