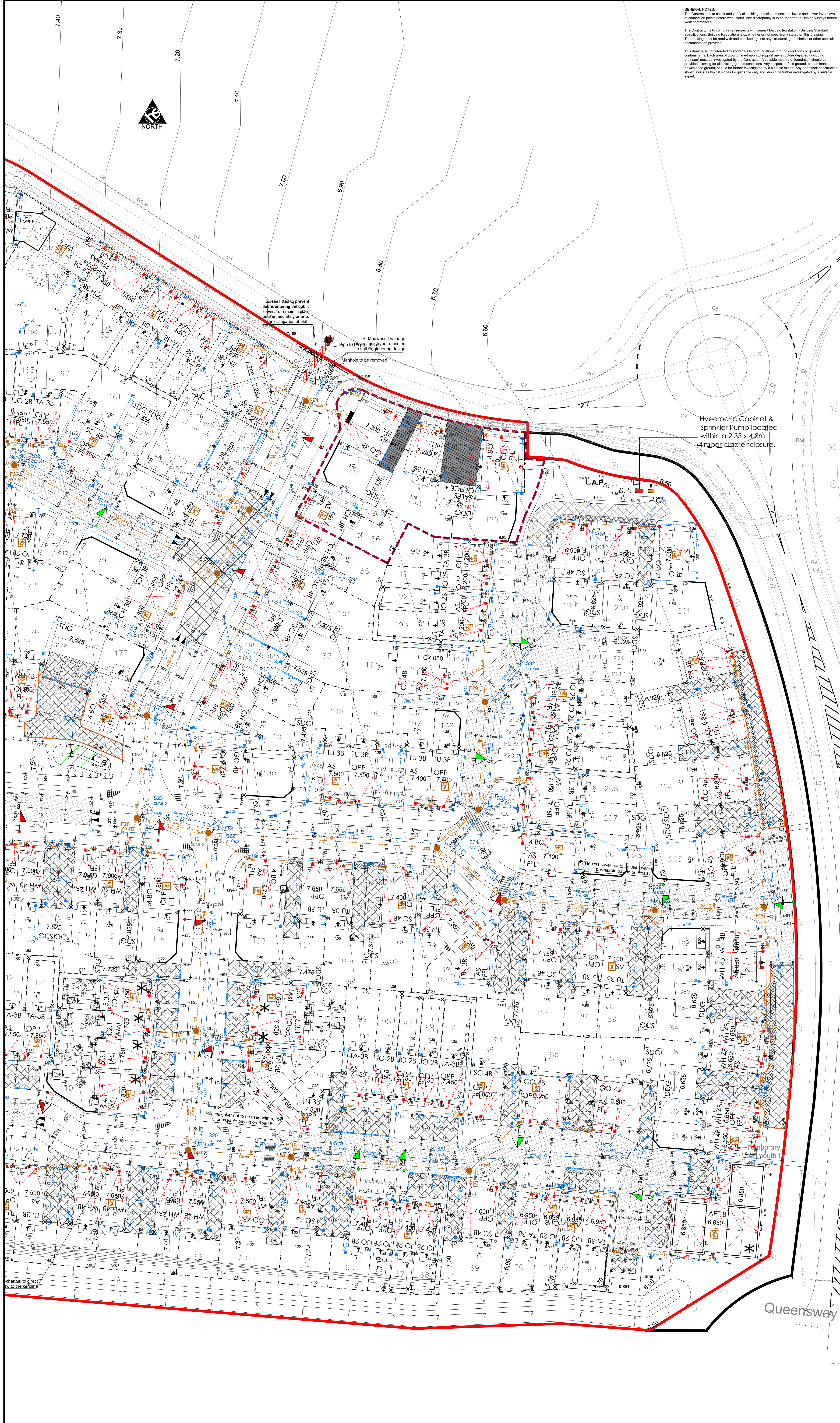




GENERAL NOTES

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. Any discrepancy is to be reported to Healer Surveys before work commences.

The Contractor is to comply in all respects with current building legislation - Building Standard Specifications, Building Regulations etc. - whether or not specifically stated on this drawing.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for all existing ground conditions. Any aspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicates typical slopes for guidance only and should be further investigated by a suitable expert.

GENERAL NOTES (continued)

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings. A sewer or lateral drain should not be located closer to a tree than the canopy width at mature height, except where special protection measures are provided. A tree should not be planted directly over sewers or where excavation onto the sewer or where excavation onto the sewer would require removal of the tree.

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All sewers which are to be the subject of a Section 104 Agreement are to be constructed in accordance with the SSO Design and Construction Guidance, and to the satisfaction of the adopting sewerage undertaker.

All the sewer trenches sighted within proposed roads are to be back-filled with stone, unless specific written approval is sought and received from the Local Authority's Engineer to return excavated material. Where road levels dictate, the material employed as fill is to be approved by the Local Authority's Engineer.

All adaptable pipes of 225mm diameter or less are to be E.S.V.C.

Larger pipes are to be Class II concrete.

U.P.V.C. pipes may be used subject to manufacturers recommendations and specific approval of the adopting sewerage undertaker.

All lateral connections to main foul and storm sewers shall be 1500 minimum.

All sewers are to be constructed using Class S granular bed and surround.

All sewers with less than 1.2m of cover beneath roads or 0.9m elsewhere are to have a protective cover sills.

All outfall levels and existing sewer levels are to be confirmed by the Contractor before works commence.

The existing ground levels along the route of the proposed road are to be confirmed by the Contractor before works commence.

All roads which are to be the subject of a Section 38 Agreement are to be constructed in accordance with the Local Highway Authority's current specification and to the satisfaction of the Local Highway Authority's Engineer.

All construction methods and materials employed are to be in accordance with the current road and bridge specifications. All construction methods are to be confirmed by C.B.R. test.

No responsibility will be taken for any construction work undertaken prior to receipt of technical approvals for the intended construction, or when work is not executed strictly in accordance with the drawings.

All steps to garden embankments shall be timber.

Refer to house type drawings for all down pipe positions.

All non man entry manholes to have a covers of a minimum of 450x450mm.

Pedestrian Friendly MH covers to be provided where MH's are located in shared surface areas.

A section 106 application to connect must be made to the water authority. The developer shall give 21 days notice prior to connection, and the works may only be undertaken by a SSIP accredited contractor.

A foul sewer or lateral drain with a nominal internal diameter of 100mm, is laid to a gradient not flatter than 1:80, where there is at least one WC connected and 1:40 if there is no WC connected.

All storm water sewers to be 150mm Ø minimum. All Foul Water Sewers to be 150mm Ø minimum.

All four sewer beneath adoptable highway to be 150mm Ø minimum.

Adoptable lateral drains and private drains to be 100mm Ø minimum. A lateral drain is a sewer length discharging a single property from its curtilage to a sewer conveying more than 1 property.

11-11 type covers should not be used. Where a cover is located in an area of block paving the bottom of the frame should be 150mm deep.

Levels Minimum Finished Development level 6.5m AOD. Current levels indicated are finished ground levels, the site will be prepared to formation levels, approx. 750mm below FGL.

Individual utility crossing points to be reviewed by SU - No utilities under permeable surfaces or bio-retention areas.

Geoman Paving Note

If the paving will not be subjected to any HGV loading then the sub-base could be reduced to 150mm thick providing a minimum subgrade CBR of 5% is achieved. If it will be subject to HGV loading then it would be 300mm.

Key

20.050 Finished Floor Level

17.28 Existing Ground Level at Plot Centre

Proposed Retaining Walls

Proposed external brickwork/tanking

Proposed Levels

Proposed Storm Drainage

Proposed Foul Drainage

Highway Gully

S.W./F.W. I.C. Adoptable Type D

S.W./F.W. I.C. Adoptable Type E

S.W./F.W. I.C. Private/SAB Type D

S.W./F.W. I.C. Private/SAB Type E

Invert level to be 600mm below proposed ground level unless indicated otherwise

S.W. rodding access.

C.L. 450mm below ground level.

S.W. yard gully with rodding access.

Acro surface water drain

Permeable Paving

Service Corridor

Air Admittance Valve to appropriate soil pipe

Appropriate soil stack vented to external atmosphere

Proposed 1 in 2 Banking

Proposed steps, Steps to Dwelling access to be Part M compliant

Street Lighting

Finished Ground Level (As interpreted from PJA drawing)

M ²	CW	TM	Layout updated following HA land sale	05.06.2026
M	TM	TE	Drawing updated in accordance to new layout 21059-100V	26.10.2022
L	TM	CW	Notes revised	26.09.2022
K	TM	CW	Plot drainage revised & carriageway levels amended to indicate raised tables	25.08.2022
J	TM	CW	Revised to suit latest planning layout	17.08.2022
H	TM	CW	Revised to suit S104 comments	27.07.2022
G	TM	MH	Street Lighting design indicated	31.05.2022
F	TM	CW	Revised to construction and to suit latest layout	29.04.2022
E	EP	EP	TH6 and end of road 6 apartment 72-80 block revised	03.03.2022
D	EP	EP	Revised to planning layout revision M. P72 to 77 revised, TH6 revised	28.02.2022
C	CW	EP	Engineering amendments undertaken in line with revised layout Rev L	24.02.2022
B	CW	TM	Engineering revised in line with revised Planning layout	11.02.2022
A	EP	EP	F18 to F20 gradients revised	29.11.2021
REV	BY	CHK	DESCRIPTION	DATE

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STATUS: CONSTRUCTION

CLIENT: Bellway Homes

DEVELOPMENT: Proposed Residential Development at Lanwern, Phase 4H

TITLE: Engineering Layout
Sheet 2 of 2

SCALE (S): 1:250

DATE	DRAWN	CHECKED	SIZE
October 2021	CW	TM	A0

DRAWING NUMBER	REVISION
3904-110-2	M*