

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. The drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

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 suspect 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.

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 trees/shrubland 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 1 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 350mm minimum.

All sewers are to be constructed using Class 5 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 slab.

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 highway's specification. All construction methodologies are to be confirmed by C.E.B. 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 main entry manholes to have a covers of a minimum of 450x450mm.

Pedestrian Friendly MH covers to be provided where MHs 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 SCAF accredited contractor.

A foul sewer or lateral drain with a nominal internal diameter of 150mm, 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 100mm Ø minimum. All foul sewers beneath adaptable highway to be 150mm Ø minimum.

Adaptable 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.

Key

- 20.050 Finished Floor Level
- Proposed Retaining Walls
- Proposed external brickwork/tanking
- Proposed Levels
- Adaptable Storm Drainage
- Proposed Foul Drainage
- Adaptable Highway Gully
- Proposed 1 in 2 Banking
- Proposed steps
- Adaptable Highway
- Adaptable Footway
- Adaptable Verge
- Pedestrian crossing with tactile paving
- Street Lighting
- Bin Store/Collection Point
- Get Bin Location, Road 2 only, 800mm square concrete slab for 8th Place Get Bin
- Site Boundary

C	TM	CW	Revised to suit latest layout and parking arrangements	27.06.2026
B*	CW	TM	Layout updated following HA land sale	05.06.2026
B	TM	TE	Drawing updated in accordance to new layout	26.10.2022
A	TM	CW	Revised to suit latest planning layout	17.08.2022
REV	BY	CHK	DESCRIPTION	DATE



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STATUS:

APPROVAL

CLIENT:

Bellway Homes

DEVELOPMENT:

Proposed Residential Development at
Llanwern Phase 4H

TITLE:

Section 38 Layout
Sheet 2 of 2

SCALE (S):

1:250

DATE:

April 2022

DRAWN:

TM

CHKD BY:

CW

SIZE:

A0

DRAWING NUMBER

3904-S38-2

REVISION:

C