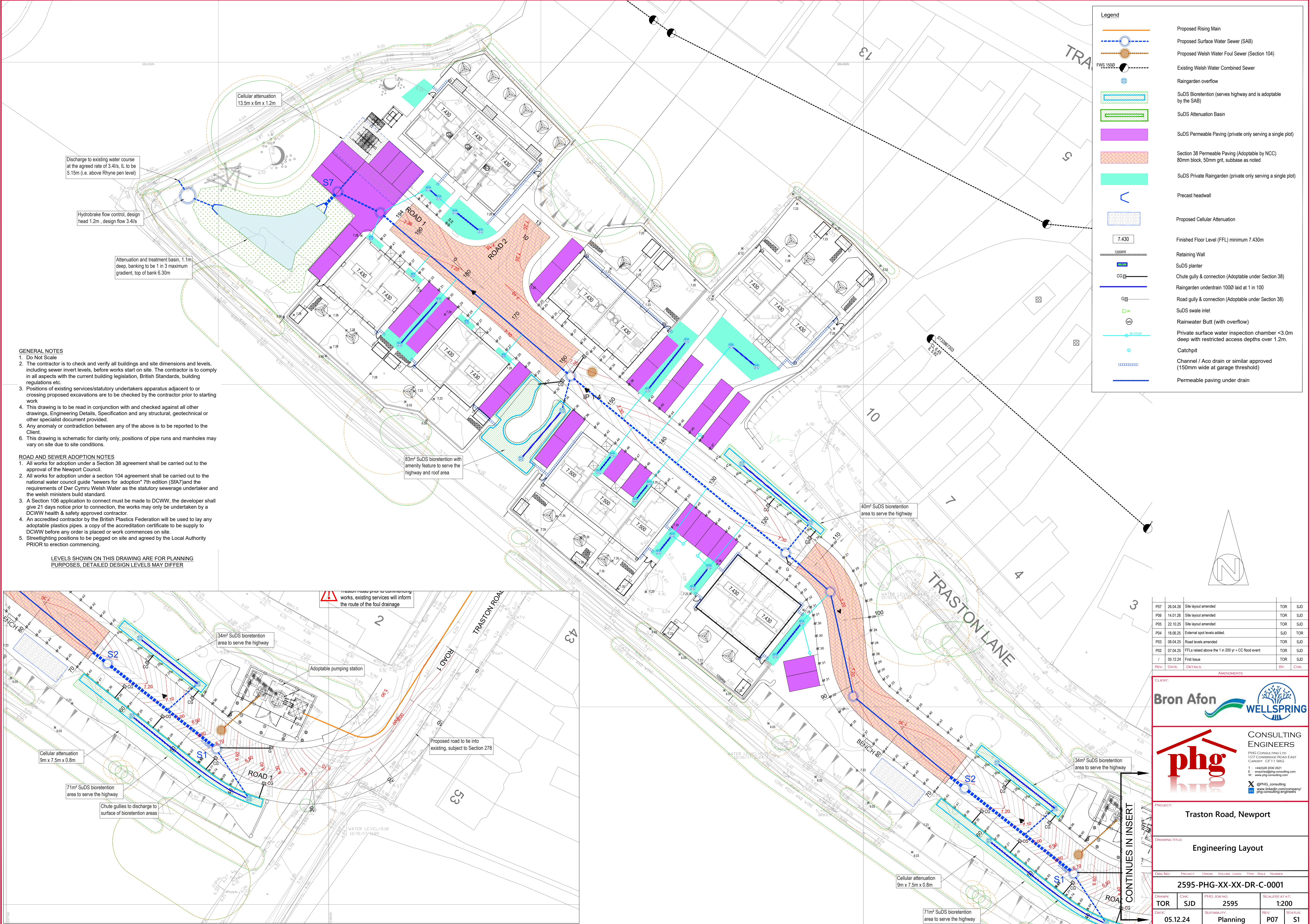




- GENERAL NOTES**
1. Do Not Scale
 2. The contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
 3. Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work
 4. This drawing is to be read in conjunction with and checked against all other drawings, Engineering Details, Specification and any structural, geotechnical or other specialist document provided.
 5. Any anomaly or contradiction between any of the above is to be reported to the Client.
 6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.

- ROAD AND SEWER ADOPTION NOTES**
1. All works for adoption under a Section 38 agreement shall be carried out to the approval of the Newport Council.
 2. All works for adoption under a section 104 agreement shall be carried out to the national water council guide "sewers for adoption" 7th edition (SfA7) and the requirements of Dwr Cymru Welsh Water as the statutory sewerage undertaker and the welsh ministers build standard.
 3. A Section 106 application to connect must be made to DCWW, the developer shall give 21 days notice prior to connection, the works may only be undertaken by a DCWW health & safety approved contractor.
 4. An accredited contractor by the British Plastics Federation will be used to lay any adoptable plastics pipes, a copy of the accreditation certificate to be supply to DCWW before any order is placed or work commences on site.
 5. Streetlighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.

LEVELS SHOWN ON THIS DRAWING ARE FOR PLANNING PURPOSES, DETAILED DESIGN LEVELS MAY DIFFER

Legend

- Proposed Rising Main
- Proposed Surface Water Sewer (SAB)
- Proposed Welsh Water Foul Sewer (Section 104)
- Existing Welsh Water Combined Sewer
- Raingarden overflow
- SuDS Bioretention (serves highway and is adoptable by the SAB)
- SuDS Attenuation Basin
- SuDS Permeable Paving (private only serving a single plot)
- Section 38 Permeable Paving (Adoptable by NCC) 80mm block, 50mm grit, subbase as noted
- SuDS Private Raingarden (private only serving a single plot)
- Precast headwall
- Proposed Cellular Attenuation
- Finished Floor Level (FFL) minimum 7.430m
- Retaining Wall
- SuDS planter
- Chute gully & connection (Adoptable under Section 38)
- Raingarden underdrain 1000 laid at 1 in 100
- Road gully & connection (Adoptable under Section 38)
- SuDS swale inlet
- Rainwater Butt (with overflow)
- Private surface water inspection chamber <3.0m deep with restricted access depths over 1.2m.
- Catchpit
- Channel / Aco drain or similar approved (150mm wide at garage threshold)
- Permeable paving under drain

P07	26.04.26	Site layout amended	TOR	SJD
P06	14.01.26	Site layout amended	TOR	SJD
P05	22.10.25	Site layout amended	TOR	SJD
P04	18.05.25	External spot levels added.	SJD	TOR
P03	08.04.25	Road levels amended	TOR	SJD
P02	07.04.25	FFLs raised above the 1 in 200 yr + CC flood event	TOR	SJD
7	05.12.24	First Issue	TOR	SJD
REV.	DATE.	DETAILS.	BY.	CHK.

CLIENT:

Bron Afon **WELLSPRING**

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PROJECT:	Traston Road, Newport			
DRAWING TITLE:	Engineering Layout			
DWG NO:	PROJECT	ORIGIN	VOLUME	LEVEL
2595-PHG-XX-XX-DR-C-0001				
DRAWN:	CHK:	PHG JOB NO:	SCALE(S) AT A1:	
TOR	SJD	2595	1:200	
DATE:	SUITABILITY:	REV:	STATUS:	
05.12.24	Planning	P07	S1	