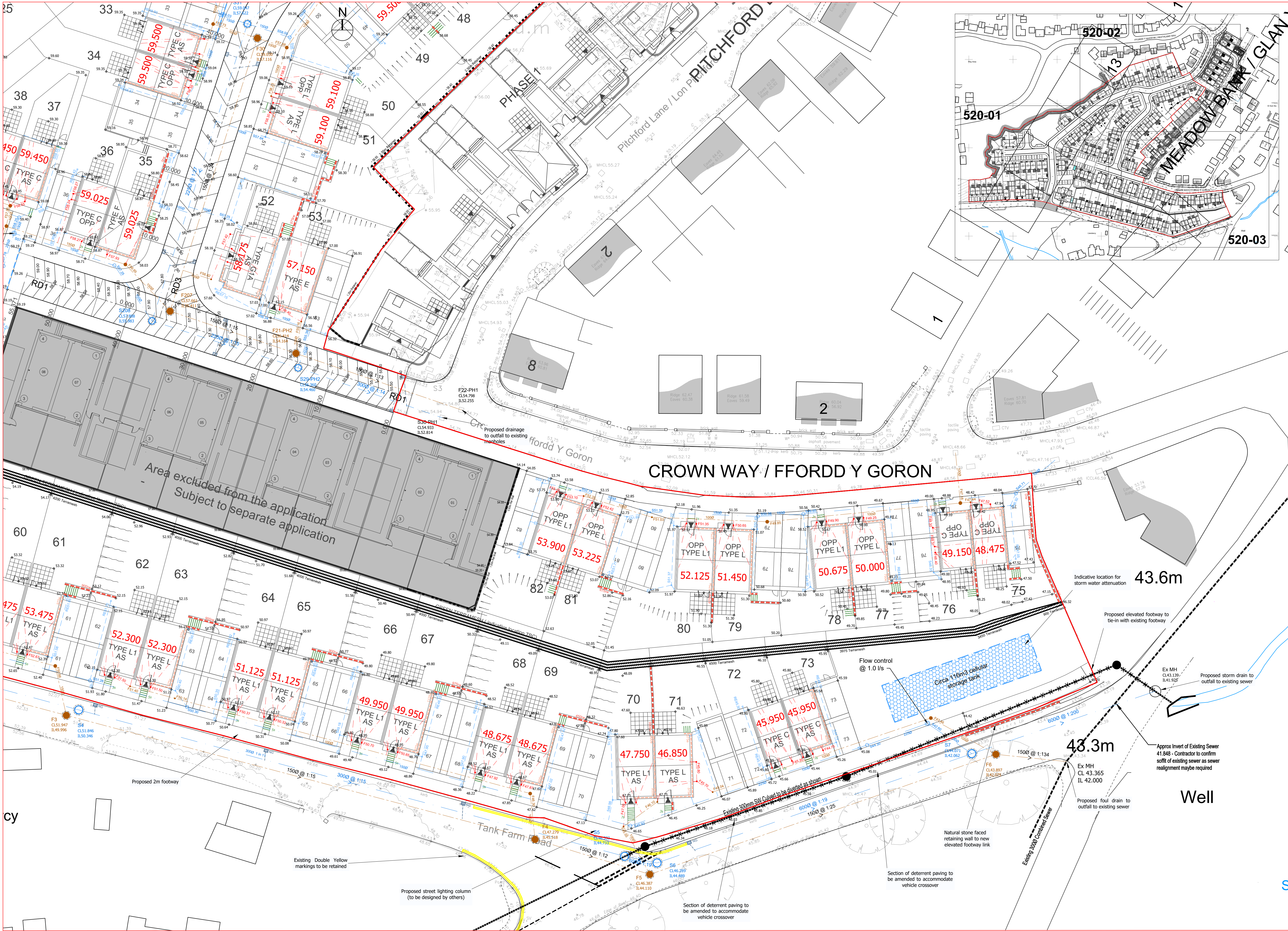




GENERAL NOTES:-

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 Spring Design 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 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 sewers which are to be the subject of a Section 104 Agreement are to be constructed in accordance with the Local Highway Authority's current specification and to the satisfaction of the adopting sewerage undertaker.

All proposed pipes (gravity) are to be UPVC (Osma Ultrab).
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 works specification. All road construction thicknesses are to be confirmed by suitable C.B.R. testing in accordance with Neath Port Talbot C.B.C. requirements.

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.

Street Lighting designed by Neath Port Talbot C.B.C. See separate documents for specification.

Street Lighting positions to be pegged on Site and agreed by the Local authority prior to erection of each Lighting Column.

A sewer or lateral drain should not be located closer to trees / bushes / shrubs than the canopy width at mature height, except where special protection measures are provided (e.g. use of appropriate barriers or constructed from polyethylene with welded joints).

KEY

- Surface Water Drain (Non-Adoptable)
- Surface Water Drain (Adoptable - T.B.C.)
- Foul Water Drain (Non-Adoptable)
- Foul Water Sewer (Adoptable)
- Channel Drain
- Rodding Eye
- Yard Gully
- Type 4 SW Inspection Chamber
- Type 3 SW Inspection Chamber
- Surface Water Manhole
- Type 4 FW Inspection Chamber (Non-Adoptable)
- Type 3 FW Inspection Chamber (Non-Adoptable)
- Type 4 FW Inspection Chamber (Adoptable)
- Type 3 FW Inspection Chamber (Adoptable)
- Foul Water Manhole (Adoptable)
- New Highway Gully (S38)
- Proposed Ground Level
- Masonry Retaining Wall (Height Indicated)
- Exposed Facing Brickwork (Height Indicated)
- 1 in 2 max Embankment
- Finished Floor Level
- Steps (No. Indicated)
- Indicative locations where storm water attenuation could be provided - to be agreed with NPT.

This drawing is copyright and its use or reproduction without the permission of Spring Design Consultancy Limited. All rights are reserved until invoices are paid in full. No responsibility will be taken for any design used for construction prior to receipt of relevant approvals.

rev	date	description	by
A	Feb 2020	Site layout updated; Indicative storm water attenuation locations added; Topographical survey omitted within site boundary for clarity.	RMJ

Status: **PLANNING**

Drawn: RMJ
Checked: RMJ
Date: Jan 2020
Scale: 1:250 (A1)

Client: Waterstone Homes
Project: Coed Darcy, Phase 2
Title: Engineering Layout (3 of 3)
Ref: 2432/520-03
Rev: A

spring design
Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk