

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.

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 and 6 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

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The developer must self-verify and certify that the design criteria, material standards and workmanship specifications for the proposed adoptable sewers are in accordance with Sewers for Adoption 7th edition, the requirements of DCWW as the Statutory Sewerage Undertaker and the Welsh Ministers Build Standards.

All the sewer trenches sited 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 adoptable pipes of 225mm diameter or less are to be E.S.V.C. Larger pipes are to be Class H concrete.

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

All lateral drains shall be 1000, unless otherwise stated. All lateral connections to main foul sewer shall be 1500 minimum.

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

Section of main foul sewer with less than 1.2m of cover beneath the road to have 150mm thick Class Z concrete bed and surround.

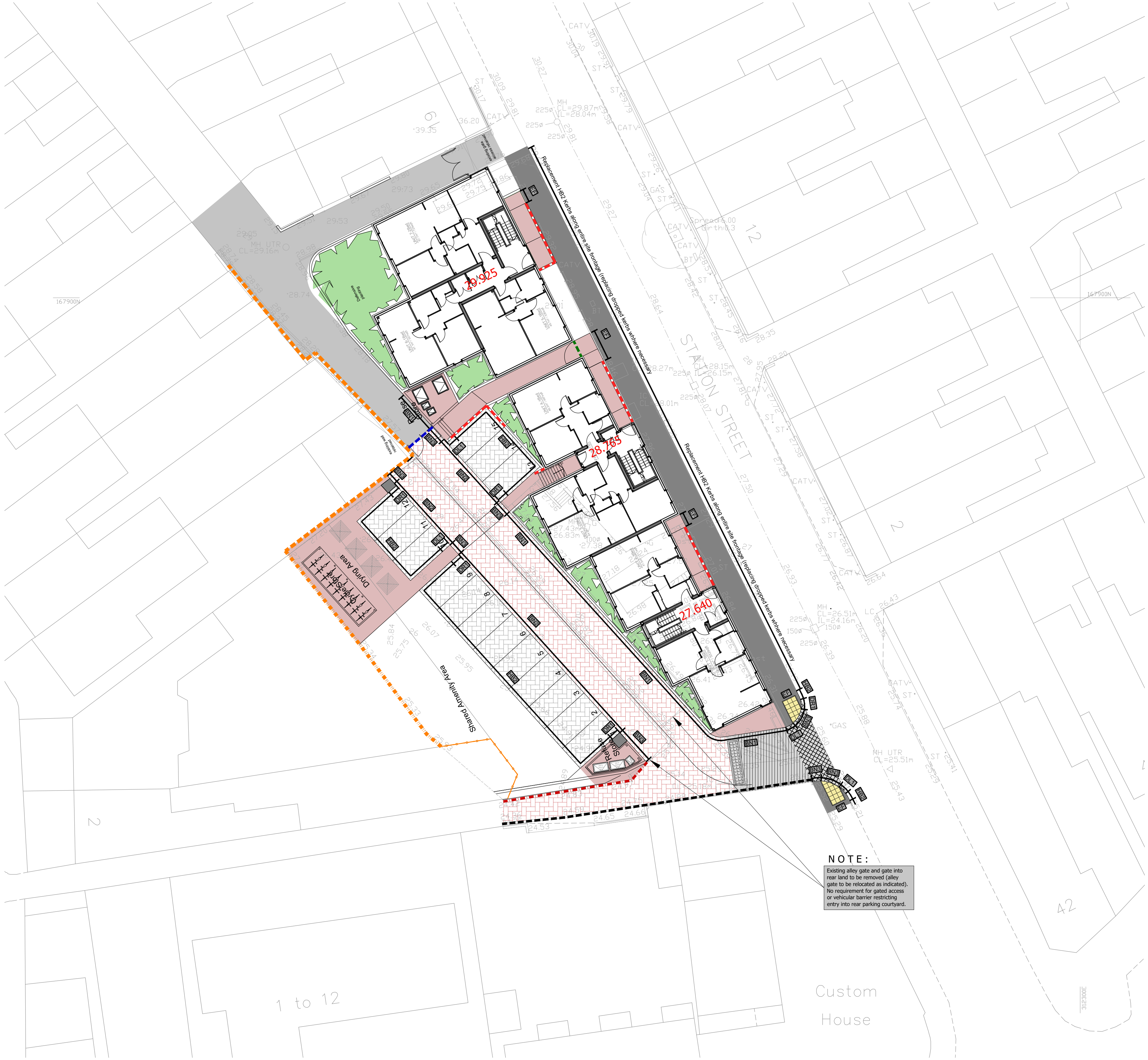
All outfall levels and existing sewer levels are to be confirmed by the Contractor before works commence.

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 specification. All construction thicknesses 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.



NOTE:
Existing alley gate and gate into rear land to be removed (alley gate to be relocated as indicated). No requirement for gated access or vehicular barrier restricting entry into rear parking courtyard.

- KEY:
- Turfed Amenity Area
 - Concrete Flagstone
 - Bitmac Resurfacing - Lane
 - Bitmac Reconstruction of Existing Footway
 - Landscaped Area
 - Block Paving (Grey Colour)
 - Block Paving (Red Brindle Colour)
 - Crossover Flexible Construction
 - Bitmac Reconstruction of Existing Lane
 - Replacement ditched channel
 - Existing Wall to be retained
 - New 1.8m high concrete block wall
 - New 1.8m high close board fence
 - Proposed Wall (height t.b.c)
 - Proposed 1.8m Railings
 - Relocated Alley gate
 - 28.000 Slab Level
 - 26.42 Existing Level
 - Rumble Strip (Granite Sets)
 - Edging Kerb Precast Concrete: Flat top
 - Half Battered Kerb Precast Concrete: 125mm upstand
 - Bullnosed Kerb Precast Concrete: 50mm upstand
 - Bullnosed Kerb Precast Concrete: 25mm upstand
 - Bullnosed Kerb Precast Concrete: 0-6mm upstand
 - Adoptable 'Blister' Tactile Paving (Colour Buff).

SECTION 38 / 278 APPROVED BY VoG - 23rd April 2019

NOTE :
ALL DETAILS TO BE APPROVED BY
THE RELEVANT STAKEHOLDER.

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rev	date	description
A	July 2018	Kerbs amended
B	July 2018	KSL changed to BN kerb, EF removed at drying area, ditched channel relocated.
C	13.12.2018	VoG comments incorporated.
D	06.02.2019	Slab levels amended, Block A footprint amendments, VoG comments incorporated.
E	07.03.2019	Western boundary amended, VoG comments incorporated.
F	25.04.2019	VoG 538 & 5278 approval.
G	02.03.2020	Note relating to gates and rear courtyard access added.

by
SMcQ
SMcQ
CSM.
CSM.
CSM.
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CSM.

Status:
APPROVED

Drawn: SMcQ
Checked: CSM
Date: June 2018
Scale: 1:200 (A1)

Client: Morganstone Ltd
Project: Station Street, Barry
Title: Surface Finishes Plan
Ref: 2210/527

Rev: G