NOTES:

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL DIMENSIONS ARE IN METERS, UNLESS OTHERWISE STATED.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING & ARCHITECTS DRAWINGS & SPECIFICATIONS.
4. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DRAWINGS & SPECIFICATIONS TO THE SATISFACTION THE LOCAL AUTHORITY.
5. THE CONTRACTOR IS TO CHECK & VERIFY ALL SITE DIMENSIONS & LEVELS BEFORE WORKS START ON SITE.
6. POSITION AND DEPTH OF EXISTING STATUTORY UNDERTAKERS EQUIPMENT AFFECTED BY THE PROPOSED WORKS ARE TO BE CHECKED FOR ACCURACY ON SITE PRIOR TO COMMENCEMENT OF ANY OTHER WORKS.
7. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. COMPLIANCE WITH HEALTH & SAFETY MATTERS ON ANY TRENCH/MANHOLE IS OBLIGATORY & A PERMIT TO ENTER A CONFINED SPACE IS REQUIRED WHEN CONNECTING SITE DRAINAGE TO THE EXISTING PUBLIC SEWERAGE SYSTEM. A PERMIT TO ENTER A CONFINED SPACE WILL BE OBTAINED PRIOR TO THE WORKS COMMENCING ON ANY PUBLIC SEWERAGE SYSTEM.
9. MANHOLES LOCATED IN MIDDLE OF JUNCTIONS & BENDS, TO BE FITTED WITH D400 DUCTILE IRON COVERS WITH FACTORY APPLIED SKID RESISTANT COATING APPLIED TO THE SURFACE SUCH AS SUPPLIED BY SAINT GOBAIN PIPELINES WITH "GRIPTOP" RANGE OR SIMILAR APPROVED.
10. CONTRACTOR TO LOCATE MANHOLE COVERS OUTSIDE OF VEHICLE TRACKS & ORIENTATED SQUARE WITH CARRIAGEWAY. TO BE POSITIONED IN ORDER TO MINIMISE TRAFFIC DISRUPTION DURING MAINTENANCE PERIODS.
11. ALL HIGHWAY DESIGN RECOMMENDATIONS ARE ADVISORY & ARE SUBJECT TO APPROVAL FROM THE LOCAL HIGHWAYS AUTHORITY.
12. CARRIAGEWAY GEOMETRY & ALIGNMENT ARE INDICATIVE ONLY & SUBJECT TO CHANGE PRIOR TO TECHNICAL APPROVAL FROM THE LOCAL ADOPTING AUTHORITY.
13. CBR VALUES TO BE VERIFIED ON SITE PRIOR TO AGREEING THE THICKNESS OF ANY CAPPING & SUB-BASE USED.
14. FINISHED FLOOR LEVELS SHOWN ARE PRELIMINARY & WITHIN +/- 0.45m, SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.
15. FRONT ACCESS TO ALL PLOTS TO BE AS PER FFL IN ACCORDANCE WITH THE BUILDING REGULATIONS PART M.
16. REAR ACCESS TO ALL PLOTS TO BE 0.15m BELOW FFL IN ACCORDANCE WITH TAYLOR WIMPEY HOUSETYPES.
17. DESIGN OF RETAINING STRUCTURES BY OTHERS. ASSUMED TO BE GRAVEL BOARDS UP TO 0.3m, SLAB ON EDGE UP TO 0.5m & ALL RETAINING ABOVE THIS TO BE RETAINING WALLS. TO BE CONFIRMED BY THE DEVELOPER.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEWER CONNECTION AGREEMENTS, ROAD OPENING & TRAFFIC MANAGEMENT LICENSES.
19. THE DEVELOPER MUST COMPLY WITH NRSWA 1991, FOR TRAFFIC MANAGEMENT & FOR ANY ROAD WORKS WITHIN THE HIGHWAY.
20. PROPOSED HIGHWAY & SEWER DESIGNS ARE INDICATIVE ONLY & MAY BE SUBJECT TO CHANGE AT DETAILED DESIGN STAGE, SEWER CAPACITY CHECKS & PRIOR TO TECHNICAL APPROVAL FROM THE LOCAL ADOPTING AUTHORITY.

DETAILS & SPECIFICATIONS SUBJECT TO APPROVAL FROM LOCAL AUTHORITY

LEGEND

EXTERNALS

FFL 10.00 — FINISHED FLOOR LEVEL

HIGHWAYS

MAJOR HIGHWAY CONTOUR 0.5m

MINOR HIGHWAY CONTOUR 0.1m

DRAINAGE

EXISTING FOUL WATER SEWER

EXISTING STORM WATER SEWER

STORM WATER SEWER

FOUL WATER SEWER

FOUL WATER PUMP STATION

MISCELLANEOUS

SITE BOUNDARY

Rev	Details	Drawn	Checked	Date
D	UPDATED TO SUIT REVISED LAYOUT	OT	LF	28.09.22
C	PLANNING ISSUE	OT	LF	20.09.22
B	ROAD CONTOURS UPDATED	OT	LF	07.06.22
A	NEW LAYOUT ADDED AND ENGINEERING UPDATED TO SUIT	SJ	LF	31.05.22
-	FIRST ISSUE	KM	LF	27.10.21

thinkurban
Architecture & Civil Engineering

Quest House
St Mellons Business Park
Fortran Road
Cardiff
CF3 0EY

T: 02922 520 219

Client:

Taylor Wimpey
Wales

Project:

St Mary's Garden Village
Ross on Wye

Drawing:

General Arrangement
Engineering Appraisal

Scale:	Sheet Size:
1:500	A1

Drawn:	Checked:	Date:
KM	LF	26/10/2021

Drawing Number:	Revision:
210928_TWC_GA_001	D

Figure file path & name Model and Plot Scale