

GENERAL NOTES

- DO NOT USE THIS DRAWING IN FULL. THE DRAWING HAS BEEN PREPARED AS PART OF A SET AND MUST THEREFORE BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY DISCREPANCY OR QUERY MUST BE REPORTED TO THE ENGINEER PRIOR TO COMPLETION OF TENDER AND COMMENCEMENT OF WORKS. PLANNING PERMISSIONS, TENDER IT IS ASSUMED THAT DEVELOPER AND CONTRACTOR ARE IN FULL AGREEMENT WITH THE DESIGN DRAWINGS WITH THE EXCEPTION OF THE TENDER CARRIES ONLY.
- THESE PARTS INFORMATION IS USED TO PREPARE THE ENGINEERING DESIGN INCLUDING ARCHITECTURAL LAYOUT, GROUND INVESTIGATION, EXISTING UTILITIES RECORD, AND SPECIALIST DESIGN ITEMS. THE ENGINEERING DESIGN MUST THEREFORE BE IN FULL AGREEMENT WITH THE ENGINEERING INFORMATION PRIOR TO COMMENCING WORK. QUEENSBERRY DESIGN LTD ARE NOT RESPONSIBLE FOR THE DESIGN INFORMATION DETAILS.
- HOUSE TYPE WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SET SETTING OUT DRAWING.
- DRAWING DETAILS WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL, SUBMITTED FROM LOCAL AUTHORITY AND AGRADGE. UNDERSTAND WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL, ARE DONE AT RISK AND MAY BE SUBJECT TO CHANGE.
- THE CONTRACTOR IS EXPECTED TO PREPARE APPROPRIATE CONSTRUCTION METHODS STATEMENTS FOR ALL ASPECTS OF PROPOSED WORK. THIS SHOULD BE SUBMITTED PRIOR TO COMMENCING WORK.
- LAND DRAINAGE IS NOT PERMITTED TO DISCHARGE INTO THE PUBLIC SEWER NETWORK. ANY DISCHARGE INTO THE PUBLIC SEWER NETWORK SHALL BE THE RESPONSIBILITY OF THE LANDOWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND LANDSCAPE DURING CONSTRUCTION AND PLACEMENT OF GARDENS ON INDIVIDUAL PLOT BOUNDS. PLANNING PERMISSIONS ARE REQUIRED. THEY SHOULD BE APPROVED PRIOR TO PLOT COMPLETION.
- THE CONTRACTOR IS EXPECTED TO CHECK ALL DRAINAGE INVERTS PRIOR TO COMMENCING WORK. THE MAY REQUIRE CORRECTION OF TRIM. HOUSE INVERT LEVELS MUST BE INTERPOLATED.
- THE CONTRACTOR MUST MONITOR THE BUILDUP PROGRESS OF EACH LAND DRAINAGE SYSTEM PRIOR TO COMMENCING WORK. TO ENSURE THE NEXT STAGES OF CONSTRUCTION TO BE CHECKED BEFORE INSTALLATION. FOR THE REASON THE DESIGN IS FOR THE EXISTING SITUATION, THE CONTRACTOR MUST MONITOR THE BUILDUP PROGRESS OF EACH LAND DRAINAGE SYSTEM PRIOR TO COMMENCING WORK.
- RETAINING WALLS AND PLOT DRAINAGE ARE TO BE READ AS GUIDANCE ONLY.

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDERGROUND MAPPING SURVEYS AND CONTRACTORS PLAN IS TO BE REFERRED TO ANY DISCREPANCIES ARE TO BE REPORTED TO ENGINEER.

ANY EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HAND-DRIVEN CABLE LUGS WITH THE EXISTING SERVICE AUTHORITIES. THE CONTRACTOR SHALL, PRIOR TO THE COMMENCEMENT OF ANY WORKS, NOTIFY THE PROPOSED DESIGNER OF ANY SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS. THE CONTRACTOR SHALL, PRIOR TO THE COMMENCEMENT OF ANY WORKS, NOTIFY THE PROPOSED DESIGNER OF ANY SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS.

AS CONSTRUCTED INFORMATION

IT IS THE CONTRACTOR RESPONSIBILITY TO PROVIDE THE FOLLOWING AS CONSTRUCTED INFORMATION TO THE DEVELOPER FOR RECORD OF THE WORKS COVERED BY THE CONTRACT:

- EXISTING COORDINATES OF ALL ADAPTABLE MANHOLES.
- INVERT AND COVER LEVELS OF ALL ADAPTABLE MANHOLES.
- NEW GULLY TIGHTENING CONNECTIONS.
- POSITION AND DEPTH OF SERVICE DUCTS FOR WATER, GAS, ELECTRIC, BT, CABLE AND STREET LIGHTING. DUCTING SIZE AND NUMBER OF DUCTS.

ENGINEERING LEGEND

- ADAPTABLE DRAINAGE**
- PROPOSED ADAPTABLE FOUL MANHOLE
 - PROPOSED ADAPTABLE STORM MANHOLE
 - EXISTING ADAPTABLE FOUL MANHOLE
 - EXISTING ADAPTABLE STORM MANHOLE
 - EXISTING ADAPTABLE COMBINED MANHOLE
- ADAPTABLE HIGHWAYS**
- PROPOSED HIGHWAY TO BE CARRIED
 - PROPOSED HIGHWAY TO HAVE CROSSFALL
 - PROPOSED HIGHWAY GULLY
 - PROPOSED TACTILE PAVED STREET CROSSING
- PRIVATE DRAINAGE**
- PRIVATE DRAINAGE CHANNEL
 - PRIVATE STORM RISING EYE
 - 300MM DIA. PRIVATE INSPECTION CHAMBER, TO BE USED WHERE DEPTH TO INVERT IS 600MM OR LESS
 - 400MM DIA. PRIVATE INSPECTION CHAMBER, TO BE USED WHERE DEPTH TO INVERT IS 300MM OR LESS. REDUCED ACCESS FITTING REQUIRED AT DEPTHS GREATER THAN 150MM
- ALL PRIVATE DRAINAGE TO BE 100MM RIGID PIPE OR 110MM FLEXIBLE PIPE UNLESS OTHERWISE SHOWN.
 - WHERE 3 OR MORE PROPERTIES CONNECT TO THE SAME PRIVATE STORM RISE THE PRESS SHOULD BE UPPOSED TO 150MM DIA. AFTER THE FIFTH PROPERTY.
 - PLEASE REFER TO LAYOUT TO SEE PIPES THAT MAY BE AFFECTED.
 - WHERE 2 OR MORE PROPERTIES CONNECT TO THE SAME PRIVATE FOUL RUN THE PRESS SHOULD BE UPPOSED TO 150MM DIA. AFTER THE TENTH PROPERTY. PLEASE REFER TO LAYOUT TO SEE PIPES THAT MAY BE AFFECTED.
 - ALL PRIVATE DRAINAGE TO HAVE A MINIMUM FALL OF 1:70 UNLESS OTHERWISE SHOWN.
 - SECTIONS TO BE GRANULAR MATERIAL TO BS 800 PART 2 OF 10MM NOMINAL SINGLE SIZED AGGREGATE. RIGID PIPES OF NOMINAL SIZE 150MM & 100MM FLEXIBLE PIPES SHOULD HAVE GRANULAR MATERIAL, BEDDING TO BS 800 PART 2 OF 10MM OR 15MM NOMINAL SIZED AGGREGATE OR LAMINAR 10MM GRADED AGGREGATE.

- RETAINING WALLS AND STEPS**
- RETAINING WALL (RETAINED HEIGHT SHOWN)
 - ALLOW EDGE PROTECTION OVER 800MM HT
 - FLAG ON EDGE
 - BRICKWORK TO BE SHOWN BELOW DPC
 - PAVING FLAG STEPS: 300MM GOING 150MM RISE
 - BUTTER: THESE SHOULD NOT EXCEED 1:3
 - ADJACENT TO ADAPTABLE HIGHWAYS
 - PROPOSED FINISHED GROUND LEVEL
 - EXISTING GROUND LEVEL (WITH BRACKETS)
 - DPC LEVEL MUST NOT BE ALTERED WITHOUT INFORMING DESIGNER. REFER TO ARCHITECTS LAYOUT FOR DETAILS OF FENCING AND WALLS

Warning Triangles

- INVERT LEVEL AND COVER OF ALL EXISTING UTILITIES TO BE COVERED PRIOR TO PAVING THE CONSTRUCTION AND EXISTING FOUL.
- EXISTING UTILITIES TO BE PROTECTED BY CONCRETE CURB AND GUTTER.
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Rev	Date	Revision Details	Drawn	Checked
B	11/03/26	UPDATED TO SUIT REVISED LAYOUT	JP	AL
A	04/07/26	UPDATED TO SUIT REVISED LAYOUT	JP	AL

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GLEESON HOMES

HARRAS MOOR

ENGINEERING LAYOUT SHEET 3

Drawn: JP, Checked: AL, Date: JUNE 2026

Drawing Number: OD2478-03-04

Drawing Title: PRELIMINARY, Scale: 1:500 - A0

Rev: B