

GENERAL NOTES

1. DESIGN USE: THIS DRAWING IS A LAYOUT. THE DRAWING HAS BEEN PREPARED AS PART OF A SET AND MUST THEREFORE BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY DESIGN OR DESIGN QUERIES MUST BE REPORTED TO THE ENGINEER PRIOR TO COMPLETION OF TENDERS AND COMMENCEMENT OF WORKS. NO LATER DESIGN LAYOUTS WILL BE ISSUED. THE DESIGN LAYOUTS WILL BE USED IN CONJUNCTION WITH THE TENDER QUERIES ONLY.
2. THE DRAWING IS USED TO PREPARE THE ENGINEERING DESIGN INCLUDING ARCHITECTURAL LAYOUT, GROUND INVESTIGATION, EXISTING UTILITIES RECORDS AND SPECIALIST DESIGN ITEMS. THE ENGINEERING DESIGN MUST THEREFORE BE READ IN CONJUNCTION WITH ALL TENDERS AND DESIGN LAYOUTS TO COMMENCE WORK. SUBSEQUENT DESIGN LAYOUTS WILL BE ISSUED. THE DESIGN LAYOUTS WILL BE USED IN CONJUNCTION WITH THE TENDERS AND DESIGN LAYOUTS ONLY.
3. HOUSE TYPE WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE LATEST SETTING OUT DRAWING.
4. DRAWING STATUS WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL IS RECEIVED FROM LOCAL AUTHORITY AND LANDRAVE UNDERSTANDING WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL. APPROVAL IS REQUIRED FROM LOCAL AUTHORITY AND LANDRAVE UNDERSTANDING WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL. APPROVAL IS REQUIRED FROM LOCAL AUTHORITY AND LANDRAVE UNDERSTANDING WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL.
5. THE CONTRACTOR IS EXPECTED TO PREPARE APPROPRIATE CONSTRUCTION METHODS STATEMENTS FOR ALL ASPECTS OF APPROVED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION WORKS.
6. LAND DRAINAGE MUST BE PROTECTED TO DISCHARGE INTO THE PUBLIC SEWER NETWORK. ANY DISCHARGE MUST BE PROTECTED TO DISCHARGE INTO THE PUBLIC SEWER NETWORK. ANY DISCHARGE MUST BE PROTECTED TO DISCHARGE INTO THE PUBLIC SEWER NETWORK.
7. THE CONTRACTOR IS EXPECTED TO CHECK ALL DRAINAGE INSERTS PRIOR TO COMMENCING WORK. THEY MAY INCLUDE CORRECTION OF FINAL HOLES IF INSERT LEVELS HAVE BEEN INTERFERED.
8. THE CONTRACTOR MUST MONITOR THE FULL BUILDUP PROCESS OF EACH CONSTRUCTION STAGE. PROCEEDING WITH WORKS ETC. TO ENSURE THE BEST PRACTICE OF CONSTRUCTION TO THE SPECIFIED BEST PRACTICE. THE CONTRACTOR MUST MONITOR THE FULL BUILDUP PROCESS OF EACH CONSTRUCTION STAGE. PROCEEDING WITH WORKS ETC. TO ENSURE THE BEST PRACTICE OF CONSTRUCTION TO THE SPECIFIED BEST PRACTICE.
9. THE CONTRACTOR IS EXPECTED TO CHECK ALL DRAINAGE INSERTS PRIOR TO COMMENCING WORK. THEY MAY INCLUDE CORRECTION OF FINAL HOLES IF INSERT LEVELS HAVE BEEN INTERFERED.
10. THE CONTRACTOR MUST MONITOR THE FULL BUILDUP PROCESS OF EACH CONSTRUCTION STAGE. PROCEEDING WITH WORKS ETC. TO ENSURE THE BEST PRACTICE OF CONSTRUCTION TO THE SPECIFIED BEST PRACTICE.

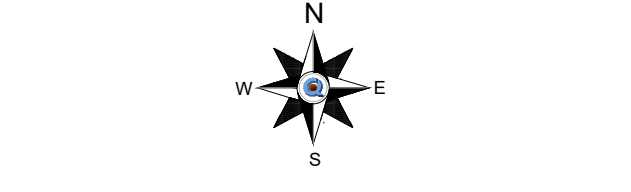
1. ALL HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY DESIGN GUIDE AND SPECIFICATION.
2. ALL EXCAVATIONS BELOW PROPOSED AND EXISTING HIGHWAYS TO BE BACK FILLED WITH GRAVELLY TYPE 1 SUB BASE AND WELL COMPACTED IN LAYERS NOT EXCEEDING 100MM UNLESS OTHERWISE AGREED.
3. HIGHWAY AUTHORITY TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
4. ALL ADAPTABLE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE WATER AUTHORITIES PUBLICATION 'CODE OF ADOPTABLE ADRS' AS THE APPROVED STANDARD.
5. PRECAST CONCRETE MANHOLE RINGS TO COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 12286.
6. ALL BROOKWORK TO BE CLASS B ENGINEERING COMPLYING WITH THE RELEVANT PROVISIONS OF BS EN 12286. CONCRETE BRICK LAYERS SHOULD BE SPECIFICATION IS THE SAME AS CLASS B ENGINEERING BRICKS. PLEASE SEEK APPROVAL FROM RELEVANT WATER AUTHORITY BEFORE USING.
7. MANHOLE COVERS & FRAMES SHALL COMPLY WITH RELEVANT PROVISIONS OF BS EN 12286. A MANHOLE COVER SHALL BE USED IN ALL CASES.
8. JOINTS IN ALL HIGHWAY WORKS SHALL BE IN ACCORDANCE WITH THE 'CODE OF ADOPTABLE ADRS'.
9. CONCRETE SETTING OUT SURFACE RELEVANT TO THE WORKING WITH HIGH STRENGTH CONCRETE TOPPING TO THE BENCHING OR C/S.
10. HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY DESIGN GUIDE AND SPECIFICATION.
11. THE LOCATION OF EXISTING DRAINAGE THAT IS WITHIN CLOSE PROXIMITY TO THE PROPOSED SITE WORKS, WHICH IS NOT TO BE DIVERTED, SHOULD BE CONFIRMED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS.
12. THE POSITION, LINE AND SHAPES OF ALL EXISTING DRAINAGE APPROPRIATE SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
13. THE CONNECTION OF FOUL AND SURFACE WATER DRAINAGE TO THE EXISTING PUBLIC SEWER SYSTEM SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE CONTRACTOR IS EXPECTED TO APPLY FOR RELEVANT PERMITS PRIOR TO COMMENCING THE WORK.
14. ROAD AND SURFACE CONSTRUCTION MUST FOLLOW WATER AUTHORITY PRIOR TO COMMENCING THE WORK.

- EXISTING SERVICES**
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE FOLLOWING AS PART OF THE CONTRACT:
1. POSITIVE IDENTIFICATION OF ALL ADOPTABLE MANHOLES.
 2. INSERT AND COVER LEVELS OF ALL ADOPTABLE MANHOLES.
 3. NEW LAYED FOOTING, EXISTING AND NUMBER OF EXISTING.
 4. POSITION AND DEPTH OF SERVICE DUCTS FOR WATER, GAS, ELECTRIC, BT, CABLE AND STREET LIGHTING, EXISTING AND NUMBER OF EXISTING.

ENGINEERING LEGEND

- ADOPTABLE DRAINAGE**
- PROPOSED ADOPTABLE FOUL MANHOLE
- PROPOSED ADOPTABLE STORM MANHOLE
- EXISTING ADOPTED FOUL MANHOLE
- EXISTING ADOPTED STORM MANHOLE
- EXISTING ADOPTED COMBINED MANHOLE
- ADOPTABLE HIGHWAYS**
- PROPOSED HIGHWAY TO HAVE CROSSFALL
- PROPOSED HIGHWAY GULLY
- PROPOSED TACTILE PEDESTRIAN CROSSING
- PRIVATE DRAINAGE**
- PRIVATE DRAINAGE CHANNEL
- PRIVATE STORM FLOODING DYE
- 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 600MM OR LESS. REDUCED ACCESS FITTING REQUIRED AT DEPTHS GREATER THAN 1000MM
- ALL PRIVATE DRAINAGE TO BE 100MM RIGID PIPE OR 100MM FLEXIBLE PIPE UNLESS OTHERWISE SHOWN
- WHERE 3 OR MORE PROPERTIES CONNECT TO THE SAME PRIVATE STORM RUN THE PIPES SHOULD BE SPECIFIED TO 100MM DIA. AFTER THE FIFTH PROPERTY
- PLEASE REFER TO LAYOUT TO SEE PIPES THAT MAY BE AFFECTED
- WHERE 10 OR MORE PROPERTIES CONNECT TO THE SAME PRIVATE FOUL RUN THE PIPES SHOULD BE SPECIFIED TO 100MM 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 IN 100 UNLESS OTHERWISE SHOWN
- BEHIND TO BE GRAVEL OR MATERIAL TO BE 50% PART 2 OF 10MM NOMINAL SINGLE SIZED AGGREGATE. RIGID PIPES OF NOMINAL SIZE 100MM & 150MM DIA. PIPES SHOULD HAVE GRAVEL OR MATERIAL BEHIND TO BE 50% PART 2 OF 10MM OR 15MM NOMINAL SIZED AGGREGATE OR 10MM TO 15MM GRADED AGGREGATE
- RETAINING WALLS AND STEPS**
- RETAINING WALL (RETAINED HEIGHT SHOWN)
- ALLOW EDGE PROTECTION OVER 100MM HT
- FLAG ON EDGE
- BROOKWORK TO BE SHOWN BELOW DPC
- PAVING FLAG STEPS - 300MM GOING 150MM RISE
- NOTES: THESE SHOULD NOT EXCEED 3 STEPS ADJACENT TO ADOPTABLE HIGHWAYS
- PROPOSED FINISHED GROUND LEVEL
- EXISTING GROUND LEVEL (WITH BRACKETS)
- DPC LEVELS MUST NOT BE ALTERED WITHOUT INFORMING DESIGNER. REFER TO ARCHITECTS LAYOUT FOR DETAILS OF FENCING AND WALLS

- Warning Triangles**
- INSERT LEVEL AND CANNOT OF EXISTING DRAINAGE TO BE CONFIRMED TO THE CONTRACTOR
- PAVING FLAG CONNECTION INTO EXISTING FOUL
- EXISTING FOUL DRAINAGE TO BE CONFIRMED TO THE CONTRACTOR
- PAVING FLAG CONNECTION INTO EXISTING STORM
- EXISTING STORM DRAINAGE TO BE CONFIRMED TO THE CONTRACTOR
- PAVING FLAG CONNECTION INTO EXISTING COMBINED
- EXISTING COMBINED DRAINAGE TO BE CONFIRMED TO THE CONTRACTOR



B	11.08.26	UPDATED TO SUIT REVISED LAYOUT	JP	AL
A	08.07.25	UPDATED TO SUIT REVISED LAYOUT	JP	AL

Rev. Date. Revision Details. Drawn. Checked.

© This drawing is the property of Queensberry Design Limited and the information can only be used for the purpose for which it was prepared.

