

General Notes:

- DO NOT USE THIS DRAWING IN ISOLATION. The drawing has been prepared as part of a set and must therefore be read in conjunction with all other drawings. Any discrepancies in design spaces must be reported to the engineer prior to completion of work and commencement of work. Following completion of tender it is assumed the tenderer and contractor are in full agreement with the design drawings with the exception of any tender queries only.
- The drawings are intended to provide the engineering design (including, but not limited to, layout, ground investigation, existing utilities records, and specialist design items). The engineering design must therefore be read in conjunction with all third party information prior to commencing work. Queensberry Design Ltd are not responsible for any third party information or errors.
- House type working drawings are to be used in conjunction with the plot setting out drawing.
- Drawings shall remain preliminary until full technical approval is received from local authority and engineering consultant. Works commenced prior to technical approval are done at risk and may be subject to change.
- The contractor is expected to prepare appropriate construction method statements for all aspects of approved work. This should include any temporary protection works.
- Land drainage is not permitted to discharge into the public sewer network. Any need for land drainage should be assessed by the ground worker and landscape during construction and placement of gardens on individual plot bases. If land drainage designs are required, they should be approved prior to plot completion.
- The contractor is expected to cross check all drainage levels prior to commencing work.
- Use the metric conversion of that level if front drains have been disregarded.
- The contractor must monitor the on build progress of each construction stage (mainly sewer and water) to ensure that the design of construction is checked before installation. For this reason the design of floor levels, external works, retaining walls, and plot drainage are to be read as guidance only.

Highways:

- All highway works to be carried out in accordance with the current local authority design guide and specifications.
- All excavations below proposed and existing highways to be back filled with granular Type 1 sub base and well compacted to agency not exceeding 150mm, unless otherwise agreed.
- Highway authority to be notified by the contractor prior to the commencement of works.

Adoptable Drainage:

- All adoptable drainage works to be in accordance with the water authorities publication - "Sewerage Sector Guidelines" dated as the approved drawings.
- Relevant concrete materials must comply with the relevant provisions of BS8117 Part 200.
- All work must be in Class B Engineering complying with the relevant provisions of BS 3051. Concrete bricks may be used if their specification is the same as Class B engineering bricks. These must be approved prior to commencement of work.
- Manhole covers and frames must comply with the relevant provisions of BS EN 124 and be of non-slippery, non-suspending design.
- Loaders that are required in Type 1 materials are to comply with "Sewerage Sector Guidelines".
- Concrete must be either C20 sulphate resistant portland cement with high strength concrete topping to the bedding, or C25 ordinary portland cement.
- 150mm Concrete surround is required around pipes where the depth from finished surface to depth of pipe is less than 100mm. This is reduced to 50mm where open sores.
- 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 developer to ensure it corresponds to that shown on the engineering layout and that no proposed works are affected.
- The position, line and diameter of all existing drainage apparatus should be confirmed as soon prior to the commencement of the works. Any discrepancies must be reported to the engineer immediately.
- The construction of land and surface water drainage to the existing public sewer system shall be subject to the approval of the local sewerage undertaker. The contractor is expected to apply for relevant permits prior to commencing the work.
- Roads and sewers contractor must inform water authority prior to works commencing.

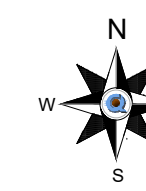
Existing Services:

Any existing services which may be affected by the proposed works should be located by means of a hand dig in close liaison with the statutory service authorities. The contractor and/or the developer of any services that may affect the proposed design. Contractor to notify statutory service authorities prior to commencement of work.

As Constructed Information:

Refer to notes H above. It is the contractors responsibility to provide the following as constructed drawings to the developer upon the completion of the works covered by the contract:

- Position to coordinates of all adoptable manholes.
- Invert and cover levels of all adoptable manholes.
- New pipe positions and connections.
- Position and depth of services such for water, gas, electric, BT, cable and street lighting, stating size and number of runs.



Surface Finishes Key

- HRA Carriageway
- Tarmac Footpath
- HRA Red Chipping
- Block Paved Margin
- Verge

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:

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Client: GLEESON HOMES

Project: HARRAS MOOR

Title: OVERALL KERB NOTES & SURFACE FINISHES SHEET 1

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PRELIMINARY		