

General Notes:

1. DO NOT USE THIS DRAWING IN ISOLATION. This drawing has been prepared as part of a design and must be used in conjunction with all other drawings. Any discrepancies or design queries must be reported to the engineer prior to completion of works and commencement of works. Following completion of works it is assumed that the contractor has accepted the design and is responsible for the design. The design is the responsibility of the engineer and is not to be used for any other purpose.
2. This drawing is intended to be used for the engineering design (including, but not limited to, ground investigation, existing utility records, and specialist design items). The engineering design and the construction of the works shall be the responsibility of the contractor. Queensberry Design Ltd are not responsible for any third party information or details.
3. House type working drawings are to be used in conjunction with the plot setting out drawings.
4. Drawing notes will remain primary until full technical approval is received from local authority and sewerage undertaker. Works commenced prior to technical approval are done at risk and may be subject to change.
5. The contractor is expected to provide appropriate construction method statements for all aspects of approved work. This should include any temporary protection works.
6. Land drainage is not permitted to discharge into the public sewer network. Any need for land drainage should be associated by the ground water and landscape during construction and placement of gullies or retention tank bases. If land drainage is required, they should be approved prior to plot completion.
7. The contractor is expected to make checks of drainage levels prior to commencing work. The contractor is expected to make checks of drainage levels prior to commencing work.
8. The contractor must monitor the 'as built' progress of each construction stage. The engineering design and the construction of the works shall be the responsibility of the contractor. Queensberry Design Ltd are not responsible for any third party information or details.
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11. Roads and sewers contractor must inform water authority prior to works commencing.

Highways

1. All highway works to be carried out in accordance with the current local authority design and standards.
2. All excavations below proposed and existing highways to be back filled with granular type 1 sub base and well compacted to the following 100mm, unless otherwise agreed.
3. Highway authority to be notified by the contractor prior to the commencement of works.

Adoptable Drainage

1. All adoptable drainage works to be in accordance with the water authorities publication - 'Sewerage Society Guidelines' as well as the approved drawings.
2. Private drainage systems are to be constructed in accordance with the provisions of BS5911 Part 200.
3. All drainage to be in accordance with the relevant provisions of BS 5911 Part 200. The contractor is expected to make checks of drainage levels prior to commencing work. The contractor is expected to make checks of drainage levels prior to commencing work.
4. Manholes and gullies shall comply with the relevant provisions of BS EN 124 and be of a non-corrosive, non-ventilating design.
5. Ladders shall be required in Type A manholes as to comply with 'Sewerage Society Guidelines'.
6. Concrete must be either C20 sulphate resistant Portland cement with high strength concrete topping to the bedding or C25 ordinary Portland cement.
7. 150mm Concrete Surfaces to be required around pipes when the depth from finished surface to soffit of pipe is less than 150mm. This may be reduced to 100mm where open access is required.
8. The location of existing drainage that is within close proximity to the proposed site works, shall be noted by the contractor and reported to the engineer and reported to the developer to ensure it corresponds to that shown on the engineering layout and that no proposed works are affected.
9. The position, size and location of existing drainage systems should be confirmed as shown on the engineering layout and that no proposed works are affected.
10. The contractor of the land and surface water drainage to the existing public sewer system shall be approved by the local authority. The contractor is expected to make checks of drainage levels prior to commencing work.
11. 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 to show based on the statutory service authorities. The contractor shall be responsible for the location 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 main notes. The contractor is responsible to provide the following as constructed drawings to the developer upon the completion of the works covered by this contract.

1. Position/orientation of all adoptable manholes.
2. Invert and cover levels of all adoptable manholes.
3. Manhole and cover details of all adoptable manholes.
4. Position and depth of service ducts for water, gas, electric, BT, cable and street lighting, existing size and number of ducts.

ENGINEERING LEGEND

ADOPTABLE DRAINAGE

PROPOSED ADAPTABLE FULL MANHOLE

PROPOSED ADAPTABLE STORM MANHOLE

EXISTING ADOPTED FULL MANHOLE

EXISTING ADOPTED STORM MANHOLE

EXISTING ADOPTED COMBINED MANHOLE

ADOPTABLE HIGHWAYS

PROPOSED HIGHWAY TO BE CARRIED

PROPOSED HIGHWAY TO HAVE CROSSFALL

PROPOSED HIGHWAY GULLY

PROPOSED TACTILE PEDESTRIAN CROSSING

PRIVATE DRAINAGE

PRIVATE DRAINAGE CHANNEL

PRIVATE STORM RODDING EYE

300MM DIA. PRIVATE INSPECTION CHAMBER. TO BE USED WHERE DEPTH TO INVERT IS 800MM OR LESS

400MM DIA. PRIVATE INSPECTION CHAMBER. TO BE USED WHERE DEPTH TO INVERT IS 800MM OR LESS

300MM OR LESS. REDUCED ACCESS FITTING REQUIRED AT DEPTHS GREATER THAN 100MM.

ALL PRIVATE DRAINAGE TO BE 100MM RIGID PIPE OR 110MM FLEXIBLE PIPE UNLESS OTHERWISE SHOWN.

INVERTS TO ADJACENT PROPERTIES CONNECT TO THE SAME PRIVATE STORM RUN. THE PIPES SHOULD BE UPSTEPS TO 100MM DIA. AFTER THE FIFTH PROPERTY.

PLEASE REFER TO LAYOUT TO SEE PIPES THAT MAY BE AFFECTED.

INVERTS TO ADJACENT PROPERTIES CONNECT TO THE SAME PRIVATE STORM RUN. THE PIPES SHOULD BE UPSTEPS 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 1:70 UNLESS OTHERWISE SHOWN.

BEARING TO BE GRANULAR MATERIAL TO BS 802 PART 2 OF 10MM MAXIMUM SIZE SIZED AGGREGATE. THREE PIPES OF NOMINAL SIZE 100MM x 100MM x 100MM SHOULD HAVE GRANULAR MATERIAL SECOND TO BS 802 PART 2 OF 10MM MAXIMUM SIZE SIZED AGGREGATE OR 10MM TO 20MM GRANDED 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 10MM RISE

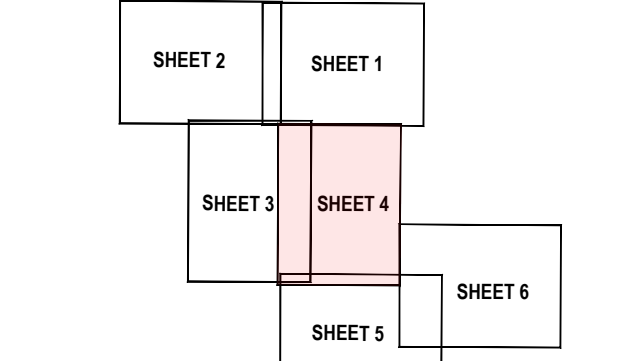
BATTER: THESE SHOULD NOT EXCEED 1:3

ADJACENT TO ADOPTABLE HIGHWAYS

PROPOSED FINISHED GROUND LEVEL

EXISTING GROUND LEVEL (WITH BRACKETS)

DPC LEVELS MUST NOT BE ALTERED WITHOUT INFORMING DESIGNER. REFER TO ARCHITECTURAL LAYOUT FOR DETAILS OF FENCINGS AND WALLS



Warning Triangles

1. PRIVATE DRAINAGE: ADOPTABLE FULL MANHOLE

2. PRIVATE DRAINAGE: ADOPTABLE STORM MANHOLE

3. PRIVATE DRAINAGE: ADOPTABLE COMBINED MANHOLE

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GLEESON HOMES

HARRAS MOOR

EXTERNAL LEVELS STRATEGY

SHEET 4

Drawn: J.P. Checked: A.L. Date: APRIL 2026

Drawing Number: 002478-00-06

Scale: 1:200 - A0

Project: HARRAS MOOR

Client: GLEESON HOMES

Drawn: J.P. Checked: A.L. Date: APRIL 2026

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