



- General Notes:**
- DO NOT USE THIS DRAWING IN EXISTENCE. This drawing has been prepared as part of a fee and must therefore be read in conjunction with all other drawings. Any discrepancies must be reported to the engineer prior to commencing work.
  - This plan is intended to be used to prepare the engineering design including, but not limited to, ground investigation, existing utilities records, and specialist design items. The final engineering design must therefore be undertaken with all third party information prior to commencing work. Queensberry Design Ltd are not responsible for any third party information or data.
  - These site working drawings are to be used in conjunction with the plot setting out drawings.
  - Drawing status will remain preliminary until full technical approval is received from local authority and sewerage undertaker. Works commenced prior to technical approval are done so at the user's 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 to be permitted to discharge into the public sewer network. Any need for land drainage should be assessed by the ground worker and landscaper during construction and placement of gardens on or adjacent to plot levels. If land drainage designs are required, they should be approved prior to plot completion.
  - The contractor is expected to cross check all drainage inverts prior to commencing work. This may involve completion of test holes if invert levels have been interpolated.
- 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 layers 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 - 'Standards For Adopted 600 EBBW' issued as approved drawings.
  - Proposed concrete drainage to comply with the relevant provisions of BS8911: Part 1.
  - All drainage to be Class E engineering complying with the relevant provisions of BS 2021 Concrete blocks must be used if their specifications is the same as Class B engineering blocks. Please seek approval from relevant water authority before using.
  - Manhole covers and frames shall comply with the relevant provisions of BS EN 124 and be of a non-slip, non-reflecting design.
  - Ladders that are required in Type A manholes are to comply with 'Standards For Adopted 600 EBBW'.
  - Coverings must be either C25/30 concrete or Portland cement with high strength concrete topping to the kerbside, or C15 concrete Portland cement.
  - 150mm concrete surrounds to be required around pipes where the depth from finished surface to soffit of pipe is less than 1200mm. This may be reduced to 600mm within open space.
  - The location of existing drainage to be noted close proximity to the proposed site works, which is not to be disturbed, should be confirmed by the contractor and reported to the authority to ensure a response 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 on site prior to the commencement of the works. Any discrepancies must be reported to the engineer immediately.
- The connection of foul and surface water drainage to the existing public sewer shall be subject to the approval of the local sewerage authority. The contractor is expected to apply for relevant permits prior to commencing work.
9. Roads and sewer 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 relevant service authorities. The contractor must inform the designer of any services located. The designer will then advise the contractor to notify relevant service authorities prior to commencement of work.
- As Constructed Information:**
- The contractor is responsible to provide the following as constructed drawings to the developer upon the completion of the works covered by the contract:
    - Position/coordinates of all adoptable manholes.
    - Invert and cover levels of all adoptable manholes.
    - Manhole position and construction.
    - Position and depth of service ducts for water, gas, electric, BT, cable and street lighting, using site and number details.

**LEGEND**

Proposed adoptable Foul manhole	F1	---
Proposed adoptable Storm manhole	S1	---
Existing adopted Foul manhole	ex.F1	---
Existing adopted Storm manhole	ex.S1	---
Existing adopted Combined manhole	ex.C1	---
Proposed highway to be cambered		---
Proposed highway to be crossfall		---
Proposed highway gully		---
Proposed tactile pedestrian crossing (refer to construction drawing for details)		---
Private Drainage		---
Private storm rodding eye		---
300mm dia. private inspection chamber. To be used where depth to invert is 600mm or less.		---
450mm dia. private inspection chamber. To be used where depth to invert is 300mm or less. Reduced access fitting required at depths greater than 1200mm.		---
Note: -		---
- all private drainage to be 100mm rigid pipe or 110mm flexible pipe unless otherwise shown.		---
- Where two or more properties connect to the same private storm man the pipe(s) should be installed in 150mm dia. after the fifth property. Please refer to layout and plan.		---
- All private drainage to have a minimum fall of 1:10.		---
- Spalling should be granular material to BS 582: Part 2 of 50mm nominal single sized aggregate. 50mm pieces of nominal size 100mm and 100mm flexible pipe should have granular material bedding to BS 582: Part 2 of 10mm or 14mm nominal sized aggregate or 14mm to 5mm graded aggregate.		---
Retaining walls and steps		---
Retaining wall (maximum height shown) (only protection required over 600mm)		---
Ranking		---
Backwork to be shown below OPC		---
Parking Bay Steps - 300mm Gully		---
Notes - these should not exceed 1:3 adjacent to adoptable highways		---
Proposed finished ground level		---
OPC levels must NOT be altered without the designer's approval.		---
Please refer to technical layout for details of proposed finishing and walls.		---

**PRELIMINARY**

Title: **Barratt Homes & Taylor Wimpey Luke's Lane, Monkton Phase 2 Section 104**

Scale: **1:500@A0** Date: **July 2015**

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