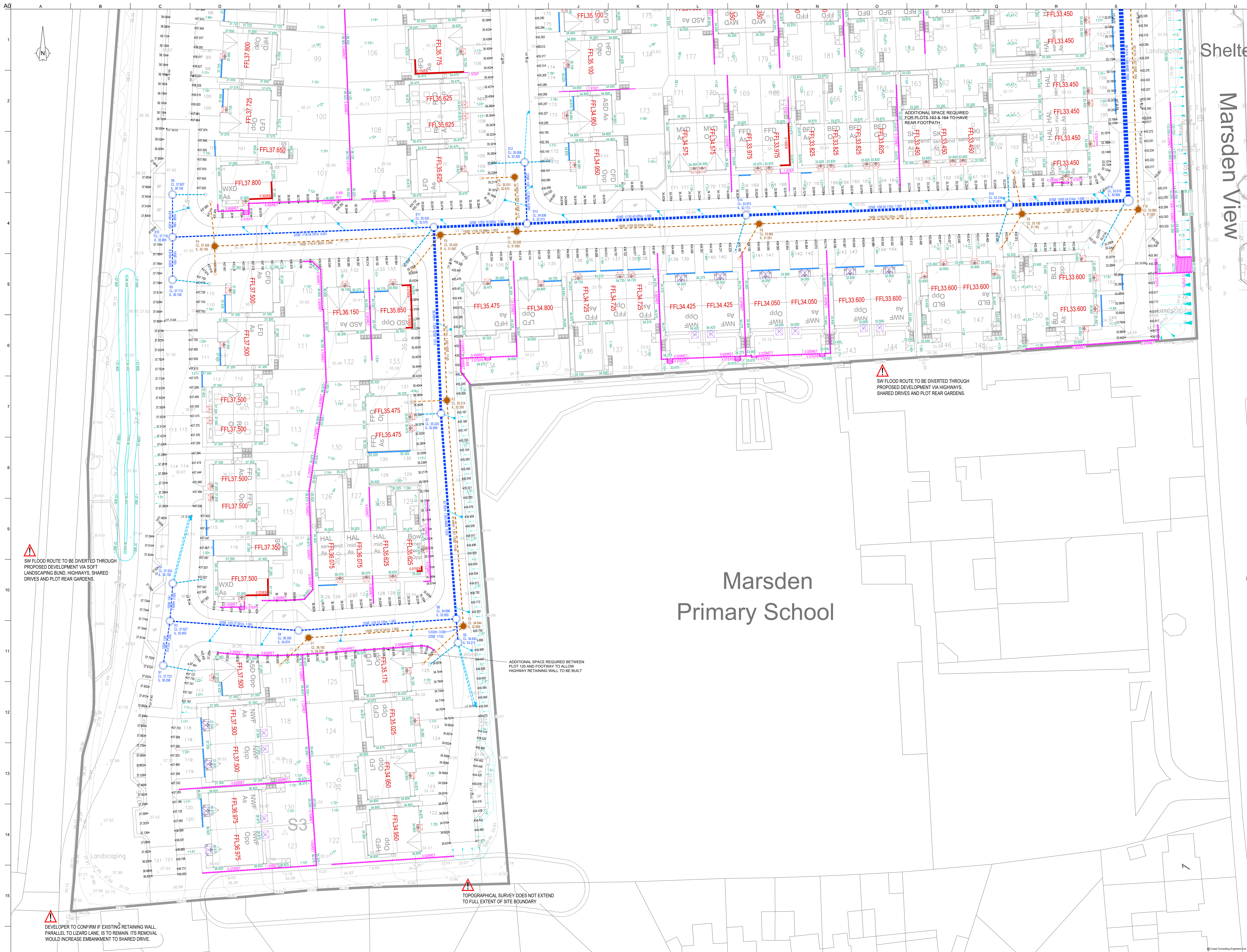




ADOPTABLE DRAINAGE KEY					
	PROPOSED SURFACE WATER SEWER				
	PROPOSED HIGHWAY GULLY				
	PROPOSED FOUL SEWER				
	EXISTING COMBINED SEWER				
	EXISTING SURFACE WATER SEWER				
EXTERNAL WORKS KEY					
	PROPOSED EXTERNAL LEVEL.				
	PROPOSED BACK OF FOOTPATH LEVEL.				
	EXISTING LEVEL.				
	PROPOSED GRADIENT.				
	1200mm X 1200mm PART M4(2) LEVEL ACCESS				
	1500mm X 1500mm PART M4(3) LEVEL ACCESS				
	PROPOSED RETAINING WALL WITH RETAINED HEIGHT.				
	PROPOSED STEPS - 150mm RISE. MINIMUM 280mm GOING. WHERE 3 OR MORE RISERS, A SUITABLE GRIPPABLE HANDRAIL ON ONE SIDE OF THE FLIGHT BETWEEN 850mm AND 1000mm ABOVE THE PITCH LINE OF THE FLIGHT AND EXTENDING 300mm BEYOND THE TOP AND BOTTOM NOSINGS.				
	EXPOSED BRICKWORK.				
HIGHWAYS					
1. ALL EXCAVATIONS BELOW ADOPTED HIGHWAYS TO BE BACKFILLED WITH TYPE 1 AND COMPACTED IN LAYERS NOT EXCEEDING 150mm.					
2. HIGHWAY AUTHORITY TO BE CONTACTED AS SOON AS CONTRACTOR IS ON SITE TO ENABLE EARLY DISCUSSIONS WITH THE CLERK OF WORKS.					
GENERAL DRAINAGE					
3. MANHOLE/INSPECTION/CHAMBER COVERS IN TRAFFICKED AREAS TO BE LOADING TYPE D400 AND B125 IN NON-TRAFFICKED AREAS.					
4. ALL GULLIES TO BE TRAPPED AS SHOWN ON THE DETAILS DRAWINGS.					
ADOPTED DRAINAGE					
5. POSITION AND LEVELS OF EXISTING MANHOLES AND SEWERS ARE TO BE CHECKED ON SITE AS SOON AS POSSIBLE AND PREFERABLY BEFORE SITE ACTIVITIES COMMENCE.					
6. THE SEWER CONNECTION IS TO BE CARRIED OUT BY AN NVQ APPROVED CONTRACTOR.					
7. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE DRAINAGE DETAILS DRAWINGS.					
8. FOR PROPOSED ADOPTED DRAINAGE PIPES WITH LESS THAN 900mm COVER IN AREAS NOT SUBJECT TO VEHICULAR LOADING AND LESS THAN 1200mm IN VEHICULAR LOADING AREAS TO BE CONCRETE PROTECTED.					
9. ADOPTED DRAINAGE IS TO COMPLY WITH DESIGN AND CONSTRUCTION GUIDANCE:					
10. PIPE SURROUND TO BE GRANULAR TYPE 'S' UNLESS NOTED OTHERWISE.					
PRIVATE DRAINAGE					
11. PRIVATE DRAINAGE IS TO COMPLY WITH ALL STATUTORY REQUIREMENTS AND ACCORD WITH BS EN 752 AND BUILDING REGULATIONS APPROVED DOCUMENT H.					
12. PIPE BEDDING SHOULD BE GRANULAR UNLESS NOTED OTHERWISE AND THE GRANULAR MATERIAL TO BE TO BS82 PT 2 AND TO BUILDING REGULATIONS PART H.					
13. PIPE SIZES TO BE 100MM U.N.O.					
14. FOR DRAINAGE PIPES TO BE CAST IN CONCRETE TO HAVE ROCKER PIPES EITHER SIDE OF CONCRETE.					
DRAWING HISTORY					
PS	12.06.20	Amended to suit revised layout	AT	FB	PS
P4	04.12.25	Levels amended adjacent to plot 153. Drawing job title renamed	AT	FB	PS
P3	14.11.25	Deleted levels added. Highway and drainage levels amended to northern section of site.	AT	FB	PS
P2	27.10.25	Amended to suit revised layout	AT	FB	PS
P1	11.09.25	Preliminary issue	AT	PS	PS
Issue	Date	Description	By	Chkd	Appr
7 Blenheim Court, Northumberland Business Park, NE23 7RY 0191 5077779					
Client					
STORY HOMES NORTH EAST					
Job Title					
LAND OFF MILL LANE SOUTH SHIELDS					
Drawing Title					
ENGINEERING APPRAISAL SHEET 1 OF 6					
Scale at A0					
1:250					
Drawing Status					
PRELIMINARY					
Job No					
25041					
Drawing No					
201					
Issue					
P5					