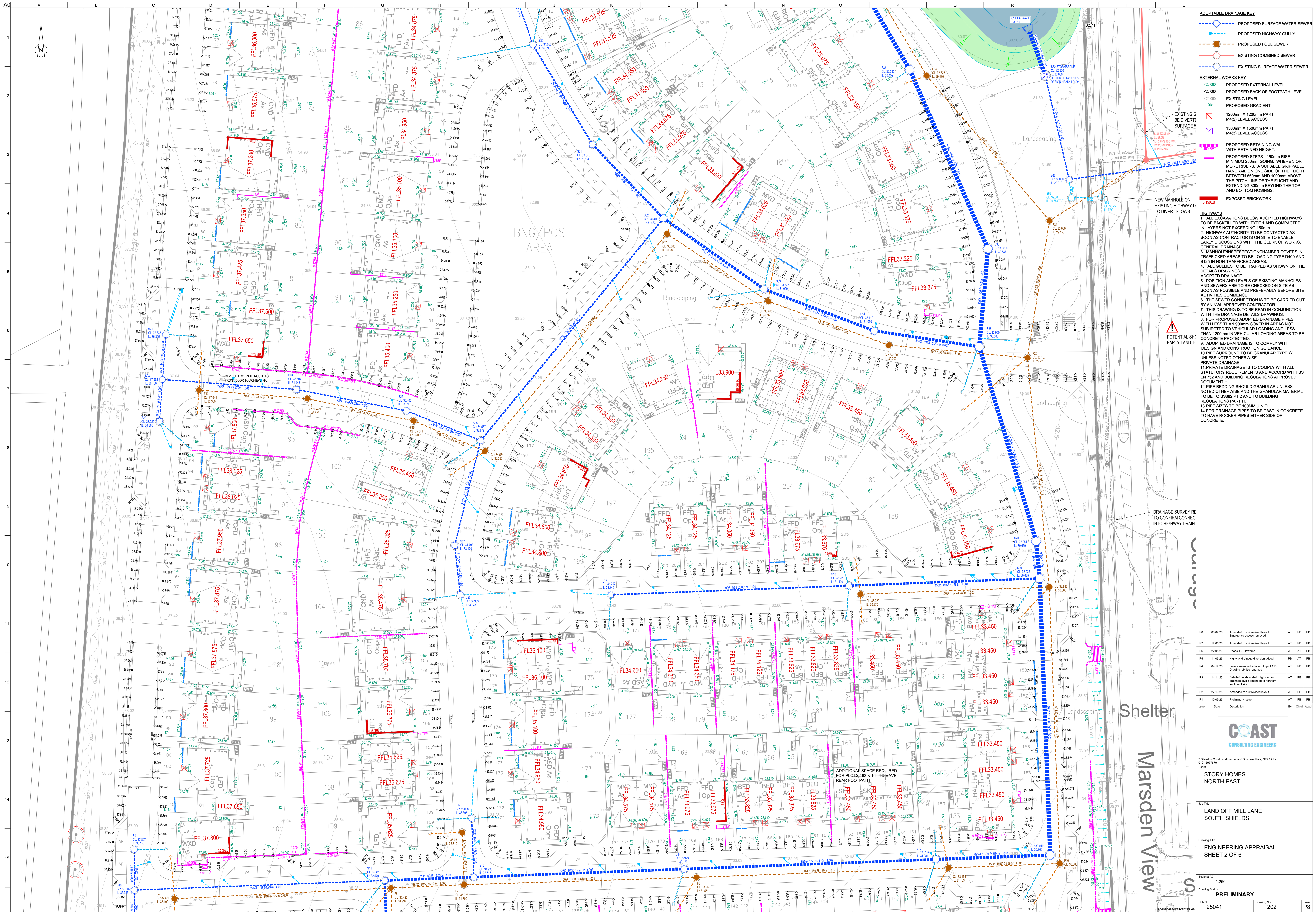




ADOPTABLE DRAINAGE KEY

- 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

- ALL EXCAVATIONS BELOW ADOPTED HIGHWAYS TO BE BACKFILLED WITH TYPE 1 AND COMPACTED IN LAYERS NOT EXCEEDING 150mm.
- HIGHWAY AUTHORITY TO BE CONTACTED AS SOON AS CONTRACTOR IS ON SITE TO ENABLE EARLY DISCUSSIONS WITH THE CLERK OF WORKS.

GENERAL DRAINAGE

- MANHOLE/INSPECTION CHAMBER COVERS IN TRAFFICKED AREAS TO BE LADING TYPE D400 AND 8125 IN NON-TRAFFICKED AREAS.
- ALL GULLIES TO BE TRAPPED AS SHOWN ON THE DETAILS DRAWINGS.
- POSITION AND LEVELS OF EXISTING MANHOLES AND SEWERS ARE TO BE CHECKED ON SITE AS SOON AS POSSIBLE AND PREFERABLY BEFORE SITE ACTIVITIES COMMENCE.
- THE SEWER CONNECTION IS TO BE CARRIED OUT BY AN NVQ APPROVED CONTRACTOR.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE DRAINAGE DETAILS DRAWINGS.
- FOR PROPOSED ADOPTED DRAINAGE PIPES WITH LESS THAN 900mm COVER IN AREAS NOT SUBJECTED TO VEHICULAR LOADING AND LESS THAN 1200mm IN VEHICULAR LOADING AREAS TO BE CONCRETE PROTECTED.
- ADOPTED DRAINAGE IS TO COMPLY WITH DESIGN AND CONSTRUCTION GUIDANCE.
- PIPE SURROUND TO BE GRANULAR TYPE 'S' UNLESS NOTED OTHERWISE.
- PRIVATE DRAINAGE IS TO COMPLY WITH ALL STATUTORY REQUIREMENTS AND ACCORD WITH BS EN 752 AND BUILDING REGULATIONS APPROVED DOCUMENT H.
- PIPE BEDDING SHOULD GRANULAR UNLESS NOTED OTHERWISE AND THE GRANULAR MATERIAL TO BE TO BS82 PT 2 AND TO BUILDING REGULATIONS PART H.
- PIPE SIZES TO BE 100MM U.N.O.
- FOR DRAINAGE PIPES TO BE CAST IN CONCRETE TO HAVE ROCKER PIPES EITHER SIDE OF CONCRETE.

POTENTIAL SHARED PARTY LAND TO

DRAINAGE SURVEY REQUIRED TO CONFIRM CONNECTION INTO HIGHWAY DRAIN

ADDITIONAL SPACE REQUIRED FOR PLOTS 163 & 164 TO HAVE REAR FOOTPATH

PR	03.07.26	Amended to suit revised layout. Emergency access removed.	AT	PR	PR
P7	12.06.26	Amended to suit revised layout. <td>AT</td> <td>PR</td> <td>PR</td>	AT	PR	PR
P6	22.05.26	Roads 1 - 8 lowered <td>AT</td> <td>AT</td> <td>PR</td>	AT	AT	PR
P5	11.05.26	Highway drainage diversion added <td>PB</td> <td>AT</td> <td>PB</td>	PB	AT	PB
P4	04.12.25	Levels amended adjacent to plot 163. Drawing to be amended. <td>AT</td> <td>PR</td> <td>PB</td>	AT	PR	PB
P3	14.11.25	Disturbed levels added. Highway and drainage levels amended to northern section of site. <td>AT</td> <td>PR</td> <td>PB</td>	AT	PR	PB
P2	27.10.25	Amended to suit revised layout. <td>AT</td> <td>PR</td> <td>PB</td>	AT	PR	PB
P1	10.09.25	Preliminary Issue <td>AT</td> <td>PR</td> <td>PB</td>	AT	PR	PB
Issue	Date	Description	By	Chkd	Appvd

COAST CONSULTING ENGINEERS

7 Silvester Court, Northumberland Business Park, NE23 7RY
0191 2677772
Client

STORY HOMES NORTH EAST

Job Title
LAND OFF MILL LANE SOUTH SHIELDS

Drawing Title
ENGINEERING APPRAISAL SHEET 2 OF 6

Scale at A0
1:250

Drawing Status
PRELIMINARY

Job No
25041

Drawing No
202

Issue
P8