



- ADOPTABLE DRAINAGE KEY**
- PROPOSED SURFACE WATER SEWER
 - PROPOSED HIGHWAY GULLY
 - PROPOSED FOUL SEWER
 - PROPOSED 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 FINISH LINE OF THE FLIGHT AND EXTENDING 300mm BEYOND THE TOP AND BOTTOM NOSINGS.
 - EXPOSED BRICKWORK
 - DRAINAGE CHANNEL WITH SUMP/GULLY. FOR LIGHT VEHICLE
- 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 LOADING TYPE D400 AND B125 IN NON-TRAFFICKED AREAS.
 - ALL GULLIES TO BE TRAPPED AS SHOWN ON THE DETAILS DRAWINGS.
- ADOPTED DRAINAGE**
- 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 MNW 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 SUBJECT 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**
- 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 BS882 P27 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.

P4	04.12.25	Levels amended adjacent to plot 153. Drawing on file revision.	AT	PR	PR
PR	14.11.25	Detailed levels added. Highway and drainage levels amended to northern section of site.	AT	PR	PR
PR	27.10.25	Amended to suit revised layout.	AT	PR	PR
PR	11.09.25	Preliminary issue.	AT	PR	PR
Issue	Date	Description	By	Chkd	Appd

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Client

STORY HOMES NORTH EAST

Job Title
LAND OFF MILL LANE SOUTH SHIELDS

Drawing Title
ENGINEERING APPRAISAL OVERVIEW SHEET 6 OF 6

Scale at A0
1:500

Drawing Status
PRELIMINARY

Job No	Drawing No	Issue
25041	206	P4

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