

GENERAL NOTES

- A. DO NOT USE THIS DRAWING IN ISOLATION. THIS DRAWING HAS BEEN PREPARED AS PART OF A SET AND MUST THEREFORE BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY DISCREPANCIES OR CONFLICTS MUST BE REPORTED TO THE ENGINEER PRIOR TO COMPLETION OF TENDER AND COMMENCEMENT OF WORKS. FOLLOWING COMPLETION OF TENDER IT IS ASSUMED THAT THE DEVELOPER AND CONTRACTOR ARE IN FULL AGREEMENT WITH THE DESIGN DRAWINGS WITH THE EXCEPTION OF PRE-TENDER QUERIES ONLY.
- B. THIRD PARTY INFORMATION IS USED TO PREPARE THE ENGINEERING DESIGN INCLUDING ARCHITECTURAL LAYOUT, GROUND INVESTIGATION, EXISTING UTILITIES RECORDS, AND SPECIALIST DESIGN ITEMS. THE ENGINEERING DESIGN MUST THEREFORE BE READ IN CONJUNCTION WITH ALL THIRD PARTY INFORMATION PRIOR TO COMMENCING WORK. QUEENSBERRY DESIGN IS NOT RESPONSIBLE FOR ANY THIRD PARTY INFORMATION OR DETAILS.
- C. HOUSE THIS WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE PLOT SETTING OUT DRAWING.
- D. DRAWING STATUS WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL IS RECEIVED FROM LOCAL AUTHORITY AND SEWERAGE AGENCIES. WORKS COMMENCE PRIOR TO TECHNICAL APPROVAL ARE DONE AT RISK AND MAY BE SUBJECT TO CHANGE.
- E. THE CONTRACTOR IS EXPECTED TO PREPARE APPROPRIATE CONSTRUCTION METHOD STATEMENTS FOR ALL ASPECTS OF PROPOSED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION WORKS.
- F. LAND DRAINAGE IS NOT PERMITTED TO DISCHARGE INTO THE PUBLIC SEWER NETWORK. ANY NEED FOR LAND DRAINAGE SHOULD BE ASSESSED BY THE GROUND WORKS AND LANDSCAPE DESIGNING. FLOOD AND DRAINAGE DESIGN ARE REQUIRED. THEY SHOULD BE APPROVED PRIOR TO PLOT COMPLETION.
- G. THE CONTRACTOR IS EXPECTED TO CHECK AND CHECK ALL DRAINAGE INVERTS PRIOR TO COMMENCING WORK. THIS MAY INVOLVE COMPLETION OF TRIAL HOLES IF PROTECT HAS NOT BEEN INTERPOLATED.
- H. THE CONTRACTOR MUST MONITOR THE 'AS BUILT' PROGRESS OF EACH CONSTRUCTION STAGE (ROADS/SEWER/LOT WORKS ETC.) TO ENSURE THE NEXT STAGES OF CONSTRUCTION ARE CHECKED BEFORE INSTALLATION. FOR THIS REASON THE DESIGN OF FLOOR LEVELS, EXTERNAL WORKS, RETAINING WALLS AND PLOT DRAINAGE ARE TO BE READ AS GUIDANCE ONLY.
- NOTES**
1. ALL HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY DESIGN GUIDE, SPECIFICATION.
2. ALL ELEVATIONS BELOW PROPOSED AND EXISTING HIGHWAYS TO BE BACKFILLED WITH GRAVEL TYPE 1 SUB BASE AND WELL COMPACTED IN LAYERS NOT EXCEEDING 100mm. UNLESS OTHERWISE AGREED.
3. HIGHWAY AUTHORITY TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
- ADAPTABLE DRAINAGE**
1. ALL ADAPTABLE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE WATER AUTHORITY'S REGULATION 'CODE OF PRACTICE' AS WELL AS THE APPROVED DRAWINGS.
2. PRECAST CONCRETE MANHOLE RINGS TO COMPLY WITH THE RELEVANT PROVISIONS OF BS81: PART 205.
3. ALL BROCKWORK TO BE CLASS B ENGINEERING COMPLYING WITH THE RELEVANT PROVISIONS OF BS 3821. CONCRETE BLOCKS MAYBE USED IF THEIR SPECIFICATION IS THE SAME AS CLASS B ENGINEERING BLOCKS. PLEASE SEEK APPROVAL FROM RELEVANT WATER AUTHORITY BEFORE USING.
4. MANHOLE COVERS AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 124 AND BE OF A MINIMUM 1000mm DIA.
5. LADDERS THAT ARE REQUIRED IN TYPE A MANHOLES ARE TO COMPLY WITH 'CODE FOR ADOPTION'.
6. CONCRETE MUST BE EITHER C30/37 OR SULPHATE RESISTANT PORTLAND CEMENT WITH HIGH STRENGTH CONCRETE TOPPING TO THE FINISHING OF CH ORDINARY PORTLAND CEMENT.
7. 100mm CONCRETE SUBGRADE IS REQUIRED AROUND PIPES WHERE THE DEPTH FROM FINISHED SURFACE TO TOP OF PIPE IS LESS THAN 100mm. THIS MAY BE REDUCED TO 50mm WITHIN OPEN SPACE.
8. THE LOCATION OF EXISTING DRAINAGE THAT IS WITHIN CLOSE PROXIMITY TO THE PROPOSED SITE WORKS, WHICH IS NOT TO BE COVERED, SHOULD BE CONFIRMED BY THE CONTRACTOR 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, 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.
10. THE CONNECTION OF FLOOD AND SURFACE WATER DRAINAGE TO THE EXISTING PUBLIC SEWER SYSTEM SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL SEWERAGE AGENCY. THE CONTRACTOR IS EXPECTED TO APPLY FOR RELEVANT PERMITS PRIOR TO COMMENCING THE WORK.
11. ROADS AND SEWERS CONTRACTOR MUST INFORM WATER AUTHORITY PRIOR TO WORKS COMMENCING.
- EXISTING SERVICES**
- PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND CONSTRAINTS PLAN IS TO BE REFERRED TO ANY DISCREPANCIES ARE TO BE REPORTED TO ENGINEER.
- ANY EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HAND TOG CLOSE LIAISON WITH THE STATUTORY SERVICE AUTHORITIES. THE CONTRACTOR SHALL INFORM THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN. CONTRACTOR TO NOTIFY STATUTORY SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.
- AS CONSTRUCTED INFORMATION**
17. THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE FOLLOWING AS CONSTRUCTED DRAWINGS TO THE DEVELOPER UPON THE COMPLETION OF THE WORKS COVERED BY THE CONTRACT.
1. POSITION AND ORIENTED OF ALL ADAPTABLE MANHOLES.
2. INVERT AND COVER LEVELS OF ALL ADAPTABLE MANHOLES.
3. NEW GULLY POSITIONS AND CONNECTIONS.
4. POSITION AND DEPTH OF SERVICE DUCTS FOR WATER, GAS, ELECTRIC, BT, CABLE AND STREET LIGHTING, STATING SIZE AND NUMBER OF DUCTS.

