

GENERAL NOTES

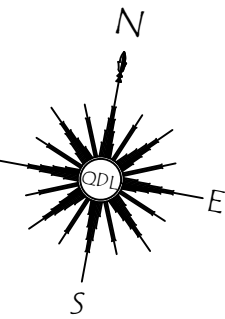
1. DESIGNER USE: THIS DRAWING IS A LAYOUT. THE DRAWING HAS BEEN PREPARED AS PART OF A SET AND MUST THEREFORE BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY DISCREPANCIES OR QUERIES MUST BE REPORTED TO THE ENGINEER PRIOR TO COMPLETION OF TENDERS AND COMMENCEMENT OF WORKS. ALL WORKING COPIES OF TENDERS IT IS ASSUMED THAT DEVELOPER AND CONTRACTOR ARE IN FULL AGREEMENT WITH THE DESIGN DRAWINGS WITH THE EXCEPTION OF THE TENDER QUERIES ONLY.
2. 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 LTD. ARE NOT RESPONSIBLE FOR ANY THIRD PARTY INFORMATION IN DETAIL.
3. HOUSE TYPE HOVING DRAINAGE ARE TO BE USED IN CONJUNCTION WITH THE BEST SETTING OUT DRAWING.
4. DRAINAGE SERVICES WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL IS RECEIVED FROM LOCAL AUTHORITY AND LANDRAVE UNDERSTAND WORKS COMPLETED PRIOR TO TECHNICAL APPROVAL ARE DONE AT OUR RISK AND MAY BE SUBJECT TO CHANGE.
5. THE CONTRACTOR IS EXPECTED TO PREPARE APPROPRIATE CONSTRUCTION METHODS STATEMENTS FOR ALL ASPECTS OF APPROVED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION WORKS.
6. LAND DRAINAGE MUST BE REPORTED TO THE PUBLIC SEWER WORKS AND LANDSCAPE DRAINAGE DURING CONSTRUCTION AND PLACEMENT OF GARDENS ON AN INDIVIDUAL PLT BASE. PLANT DRAINAGE DESIGN ARE REQUIRED. THEY SHOULD BE APPROVED PRIOR TO PLANT COMPLETION.
7. THE CONTRACTOR IS EXPECTED TO CHECK ALL DRAINAGE INVERTS PRIOR TO COMMENCING WORKS. THEY MAY INCLUDE COMPLETION OF TRAIL HOLES INVERT LEVELS HAVE BEEN INTERFERED.
8. THE CONTRACTOR MUST MONITOR THE FULL BUILDING PROCESS OF EACH CONSTRUCTION STAGE. PROPOSED WORKS MUST BE BACK TO BACK WITH EXISTING DRAINAGE. THE CONTRACTOR MUST MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY. THE CONTRACTOR MUST MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY. THE CONTRACTOR MUST MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY.

1. ALL TEMPORARY WORKS TO BE IN ACCORDANCE WITH THE WATER AUTHORITIES PUBLICATION "CODE OF ADOPTION ASSESS" AS THE APPROVED DRAINAGE.
2. PRECAST CONCRETE MANHOLE RINGS TO COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 12518.
3. ALL BACKFILL TO BE CLASS B ENGINEERING COMPLYING WITH THE RELEVANT PROVISIONS OF BS EN 12518. CONCRETE BLOCKS MUST BE USED. SPECIFICATION IS THE SAME AS CLASS B ENGINEERING BRICKS. PLEASE BEER APPROVAL FROM THE WATER AUTHORITIES PRIOR TO COMMENCING WORKS.
4. MANHOLE COVERS & FRAMES SHALL COMPLY WITH RELEVANT PROVISIONS OF BS EN 12518. ALL MANHOLE COVERS MUST BE USED WITH THE SAME.
5. JOINTS MUST BE REINFORCED WITH TYPE A MANHOLES ARE TO COMPLY WITH "CODE OF ADOPTION".
6. CONCRETE MUST BE STRENGTHENED BY REINFORCING WITH HIGH STRENGTH CONCRETE TOPPING TO THE BENCHING OR C/S DRAINAGE DRAINAGE.
7. 10MM CONCRETE SURFACING IS REQUIRED AROUND PIPES WHERE THE DRAINAGE FROM PIPES IS REQUIRED TO BE WITHIN 10MM OF THE DRAINAGE. THE SURFACING IS REQUIRED TO BE WITHIN 10MM OF THE DRAINAGE. THE SURFACING IS REQUIRED TO BE WITHIN 10MM OF THE DRAINAGE.
8. THE LOCATION OF EXISTING DRAINAGE THAT IS WITHIN 10MM OF THE PROPOSED SITE WORK, WHICH IS NOT TO BE DIVERTED, SHOULD BE CONFIRMED BY THE CONTRACTOR AND REPORTED TO THE DEVELOPER TO BE CONFIRMED TO THE DRAINAGE. THE CONTRACTOR MUST MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY.
9. THE PROPOSED LINE AND INVERT OF ALL EXISTING DRAINAGE APPROPRIATE 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 FOGG AND SURFACE WATER DRAINAGE TO THE EXISTING PUBLIC SEWER SYSTEM SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE CONTRACTOR IS EXPECTED TO MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY.
11. ROAD AND CULVERT CONSTRUCTION MUST MONITOR WATER AUTHORITY PRIOR TO COMMENCEMENT OF WORKS.

- EXISTING SERVICES**
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE FOLLOWING AS PART OF THE CONSTRUCTION PROGRAM:
1. EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HOLE IN THE GROUND WITH THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN. THE CONTRACTOR MUST MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY.
 2. EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HOLE IN THE GROUND WITH THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN. THE CONTRACTOR MUST MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY.
 3. EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HOLE IN THE GROUND WITH THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN. THE CONTRACTOR MUST MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY.
 4. EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HOLE IN THE GROUND WITH THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN. THE CONTRACTOR MUST MONITOR THE PROGRESS OF CONSTRUCTION TO BE PROVIDED BY THE LOCAL AUTHORITY.

ENGINEERING LEGEND

- 2.4 x 2m MAX. DRIVER VISIBILITY SPLAY
- 2.4 x 4m MAX. DRIVER VISIBILITY SPLAY
- 2.4m JUNCTION SETBACK
- ROAD CENTERLINE



B	18.02.20	REVISED LAYOUT ADDED	AM	HW
A	17.02.20	ESTATE PLANS REDUCED TO 200MM S20 AT CLAY REQUEST	AM	HW
-	17.02.20	FIRST ISSUE	AM	AL

Rev: Date: Revision Details: Drawn: Checked:

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Client: MILLER HOMES

Project: SOUTH TYNESIDE COLLEGE

Title: JUNCTION VISIBILITY SPLAYS

Drawn: AM Checked: AL Date: FEBRUARY 2026

Drawing Number: QD2438-00-20

Scale: 1:500 - A0

Rev: B