

DRAWING LEGEND

- 103.4 X PROPOSED FINISHED GROUND LEVEL
- PROPOSED MINOR RETAINING STRUCTURE WITH MAX HEIGHT (GRAVEL BOARD/AS ON EDGE)
- PROPOSED STRUCTURAL RETAINING WALL WITH MAX HEIGHT TO ENGINEERS DETAILS
- PROPOSED EXPOSED BRICKWORK WITH MAX DIMENSION
- PROPOSED DOUBLE DPC MAX 150mm

ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED
DO NOT SCALE FROM THIS DRAWING, IF IN DOUBT CONSULT THE ENGINEER

GENERAL NOTES

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SITE LAYOUT PROPOSALS AND THE TOPOGRAPHICAL SURVEY.
2. PRIOR TO COMMENCEMENT OF DRAINAGE WORKS THE CONTRACTOR MUST CHECK THE EXACT LINE AND LEVEL OF THE TIE IN MANHOLE/OUTFALL. DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PIPE LASER READINGS MUST NOT BE ISSUED FROM DESIGN DRAWINGS. INVERT LEVELS MUST BE CHECKED AT EACH CONSTRUCTED MANHOLE AND LASER READINGS ADJUSTED TO SUIT MINOR DISCREPANCIES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF THE NEXT PIPE RUN.
4. ANY DISCREPANCIES, OF WHATEVER NATURE, MUST BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OR CONTINUATION OF ANY FURTHER WORKS.
5. ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS 2010, PART H, DRAINAGE AND WASTE DISPOSAL (1ST APRIL 2002).
6. UNLESS OTHERWISE STATED, ALL PRIVATE DRAINAGE RUNS SERVING TWO OR MORE PROPERTIES TO BE 1000 S4 POLYSEWER. PRIVATE DRAINAGE RUNS SERVING SINGLE PROPERTIES TO BE 1100 S4 POLYSEWER UNLESS OTHERWISE STATED. 1100 PIPES SHOULD NOT BE Laid FLATTER THAN 1 IN 80 AND 1000 PIPES NO FLATTER THAN 1 IN 150. DRAINS TO BE NO STEEPER THAN 1 IN 15 WITHOUT FIRST CONSULTING THE ENGINEER.
7. ALL PRIVATE BUILDING DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
8. PIPES WHICH RUN ADJACENT TO BUILDINGS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PART H, CLAUSES 2.23 TO 2.25 AND DIAGRAM B.
9. ALL PRIVATE MANHOLES AND INSPECTION CHAMBERS SITUATED IN AREAS SUBJECT TO VEHICULAR LOADINGS TO HAVE CLASS B125 COVERS AND FRAMES TO BS EN 24 AND THOSE NOT SUBJECT TO VEHICULAR LOADINGS TO HAVE CLASS A15 COVERS AND FRAMES.
10. ALL DRAINS LOCATED IN THE VICINITY OF EXISTING OR PROPOSED TREES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NHC PRACTICE NOTE 3.
11. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL BUILDING DRAINAGE IS CONSTRUCTED CORRECTLY AND ALL MANHOLE COVERS ARE SUITABLY FIXED TO THE FRAMES.
12. IN THE EVENT EXISTING LAND DRAINAGE IS ENCOUNTERED ON SITE THE ENGINEER MUST BE CONTACTED IMMEDIATELY. THE DRAINAGE MUST BE RE-CONNECTED AT A SUITABLE LOCATION.
13. ALL PROPOSED LEVELS ON THIS DEVELOPMENT WILL BE SUBJECT TO PLANNING CONSENT/AGREEMENT. ANY DEVIATION FROM PROPOSALS MUST BE DISCUSSED WITH THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
14. WHERE DRIVEWAYS FALL TOWARD GARAGE DOORS SUITABLE DRAINAGE MUST BE PROVIDED. STEEL LINEAR DRAINAGE CHANNELS OR SIMILAR PREFERRED.
15. DRIVEWAYS TO BE NO STEEPER THAN 1 IN 12 FOR THE FIRST 5 METRES BEYOND THE HIGHWAY OR AS DICTATED BY THE LOCAL HIGHWAY AUTHORITY.
16. NO LOOSE BOUND AGGREGATE TO BE USED WITHIN 5 METRES OF THE HIGHWAY OR AS DICTATED BY THE LOCAL HIGHWAY AUTHORITY.
17. GARDEN GRADIENTS TO BE A MAXIMUM OF 1 IN 10. BANKING WORKS MAY BE USED IN SELECTED AREAS WITH SUITABLE CONSTRUCTION MATERIAL. PLEASE REFER TO ENGINEERING LAYOUTS FOR FURTHER INFORMATION.
18. CONCRETE PIPE SURROUND TO BE USED ON ALL PIPEWORK WITH LESS THAN 1.2 METRES OF COVER.
19. ALL CONCRETE AND CEMENT PRODUCTS TO USE SULPHATE RESISTING CEMENT.
20. IT IS THE CLIENT/CONTRACTORS RESPONSIBILITY TO ENSURE ALL BURIED SERVICES ARE LOCATED PRIOR TO CONSTRUCTION AND IMMEDIATELY BEFORE COMMENCING ANY EXCAVATION WORKS ON SITE.
21. ALL ADAPTABLE DRAINAGE WORKS TO BE INSPECTED ON SITE BY THE WATER AUTHORITY INSPECTOR. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND THE DCG THE LATER WILL TAKE PRECEDENT.
22. PRIVATE BUILDING DRAINAGE WORKS TO BE INSPECTED ON SITE BY NHC/BUILDING CONTROL AND BUILT IN ACCORDANCE WITH THE INSPECTORS RECOMMENDATIONS SHOULD THEY DEVIATE FROM WHAT IS SHOWN ON THIS PLAN.
23. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH AND SAFETY AT WORK ACT 1974, AND COM REGULATIONS 2007. THE CONTRACTOR WILL BE DEMAED TO HAVE ALLOWED FOR FULL COMPLIANCE, INCLUDING FULL LIAISON WITH THE COM CO-ORDINATOR, WITHIN THEIR RATES.
24. SEWERS DESIGNED TO THE DESIGN AND CONSTRUCTION GUIDANCE (DCG).
25. ALL TYPICAL MANHOLES TO BE CONSTRUCTED AS PER THE DCG.
26. TEMPORARY SCREENS/GIRLLS TO BE INSTALLED DURING CONSTRUCTION TO ENSURE NO DEBRIS ENTERS THE EXISTING NETWORK.
27. ALL RELEVANT S108 APPLICATIONS WILL BE APPLIED FOR AND APPROVED BEFORE AN CONNECTION IS MADE INTO THE EXISTING NETWORK.

