

- GENERAL NOTES:
1. Do not scale.
 2. Refer to all other Project Drawings and supporting notes.
 3. The Contractor is to check and verify all buildings and area dimensions and levels, including sewer invert levels, before works start on site. The Contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
 4. Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
 5. This drawing is to be read in conjunction with and checked against all other drawings, Engineering details, Specification and any structural, Geotechnical or other specialist document provided.
 6. Any anomaly or contradiction between any of the above is to be reported to the Engineer.
 7. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
 8. Traffic management and safety measures shall comply in all respects to Chapter 8 of the Traffic Signs Manual published by HMG. The Contractor shall submit his proposals for the approval of the Engineer and Local Highway Authority prior to commencing any work.
 9. The Contractor shall contact all utilities companies prior to commencing and excavation. It is the Contractor's responsibility to locate the exact position of all underground and overhead services, cables, pipes etc prior to the excavations and to take all necessary protective measures.
 10. The Contractor shall make good any damage caused to walls, fences, kerbing, surfacing, road signs etc at his own expense as instructed by the Highway Authority.
 11. The Contractor shall indemnify the Client, Engineer and Local Authority against damage to any highway authority property, statutory undertakers plant and any costs associated with the disruption of services and the repair/replacement of the damaged plant. No work on site shall commence until written evidence of the above indemnity has been submitted to and accepted by the Engineer.
 12. Highway Inspector to be present during inspection/CBR testing.
 13. The Contractor shall maintain access to all properties affected by the works.

- KEY:
- 27.25** Proposed Finished Floor Level
- 27.65** Assumed back of footway level (based on a built survey channel levels with kerb upland and footway crowl as appropriate)
- 27.80** Proposed Back of Footway Level
- Retaining features up to 1.2m in height. Dimension denotes maximum height. All retaining walls over 600mm in height to have guard rail or fence above.
- Retaining features above 1.2m in height. Dimensions denotes maximum height. All retaining walls to have guard rail or fence above.
- Retaining features up to 1.2m in height with screen wall above. Dimension denotes maximum height. All retaining walls over 600mm in height to have guard rail or fence above.
- Concrete Gravel Board. Dimension denotes maximum height.
- Gabion Wall. Dimension denotes maximum height.
- Flush Approach - Min 0.9m x 1.2m area laid no steeper than 1:20 nominal to comply with Part M Regulations.
- Steps - Maximum riser 0.15m Maximum tread 0.28m to comply with Part M Regulations.
- Underlaid/Exposed brickwork - Dimension denotes additional depth required under standard two courses below DPC for dwellings or below Garage slab level. Contractor to confirm exact extent, depth and location during construction.
- Tanking/Stopped cavity tray - Dimension denotes maximum height above normal ground level. Contractor to confirm exact extent, depth and location during construction.
- 100mm gravel boundary strip

- 1:1:1** Banning - Generally 1:4, no steeper than 1:2.
- DRAINAGE NOTES:
1. Do not scale.
 2. Refer to all other Project Drawings.
 3. All adoptable drainage works to be constructed as detailed in Sewers for Adoption, 7th edition or as stipulated in the Water Authority's Addendum.
 4. All public sewers are to be the subject of a Section 104 agreement of the Water Industry Act 1991.
 5. Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
 6. All manhole rows to comply with BS EN124, and be stamped with BS Kitemark. Covers to suit loading as follows:
Carriageways and Roads - D400
Drainways and Verges - C50
Footways and Pedestrian Areas - B125
 7. All sewer pipes, up to, and including 225mm are to be vitrified clay to BS EN252. All sewer pipes 300mm diameter and above to concrete pipes to BS EN252.
 8. All drainage shall be installed and tested strictly in accordance with the Manufacturer's printed instructions, BS EN 1252, BS EN 1601, Local Water Authority requirements and the Building Regulations.
 9. All bedding shall be Class 5 unless noted otherwise.
 10. All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted Type 1 granular sub-base material.
 11. Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 1200mm of cover shall be enclosed in concrete bed and surrounded with associated movement joints. Drainage laid beneath paths, footways and pedestrian areas with less than 600mm of cover shall be similarly treated.
 12. Chambers with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety devices.
 13. The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
 14. All gully connections to use a minimum diameter pipe of 150mm and to be surrounded by a minimum of 150mm of grade C3/C5 concrete over its full length which should not exceed 15m and its connection to the carrier system.
 15. Trees and shrubs of a large size or heavy canopy with a moderate or high water demand must not be planted within any sewer alignment. Gullies within and adjacent to area of site works to be suction cleaned at commencement and completion of works.
 16. 1m deep root barrier of an approved type to be installed vertically along the back edging kerb of all areas of footway/ demarcation to protect from both proposed and future plantation.

- DRAINAGE KEY
- FOUL STORM PIA Drainage Infrastructure
- Proposed adoptable sewer & MH
- Adoptable chambers Type 3/4
- Rodding Eye
- Private inspection chamber, drain and invert level, 100mm unless specified
- Private yard gully
- Precast linear drainage channel
- Highway gully and 150mmØ connection
- Concrete Slab Protection
- 100mm gravel filter drain
- 6m Gas Main Exemption
- Existing Gas Main
- Existing HV Main
- Existing Fuel Pipe
- Existing Unknown Pipe
- Street lighting column
- Street Solar Bolard

- KEY
- Vehicle Visibility Splay (2.4m x 25m)
- Tactile/Corduroy Paving
- Finished Floor Level & Garage Slab Level
- Steps - Maximum riser 0.15m Maximum tread 0.28m to comply with Part M Regulations.

C7	10.1.24	Street lighting updated and solar bolards added	WM	SM
C8	11.2.20	ACO channel added to front of plot 403	SM	SM
C9	10.1.23	Alignment of private drive to front of plot 413 added and turning head position amended to provide narrower path in front of plot 413 and surface engineering amended to suit, surface water drainage route amended for use of A170-LN	SM	IA
C4	10.1.23	Spot levels added to visitor bins and BCP's along western edge of Parcel adjacent to East Pasture	SM	SM
C3	11.1.20	Plot 104 garage amended to double with garage, plot and driveway levels and associated drainage amended to suit	SM	SM
C2	10.1.20	Updates to layout and engineering following clients comments	DS	SM
C1	09.1.20	FIRST ISSUE	SM	SM



3 Testgate, Chatham Park
Hungerford, Berkshire RG17 0YT
www.alpcc.co.uk Tel: 01488 684390

Client

LINDEN HOMES LTD

Project

BOORLEY GREEN

Parcel
**PARCEL B6
ENGINEERING AND
DRAINAGE LAYOUT**

Status

FOR CONSTRUCTION

Scale	Date	Drawn	SM	Checked	SM
1:250 @ A1	SEPT 2020				

170-LN-B6-451 C7