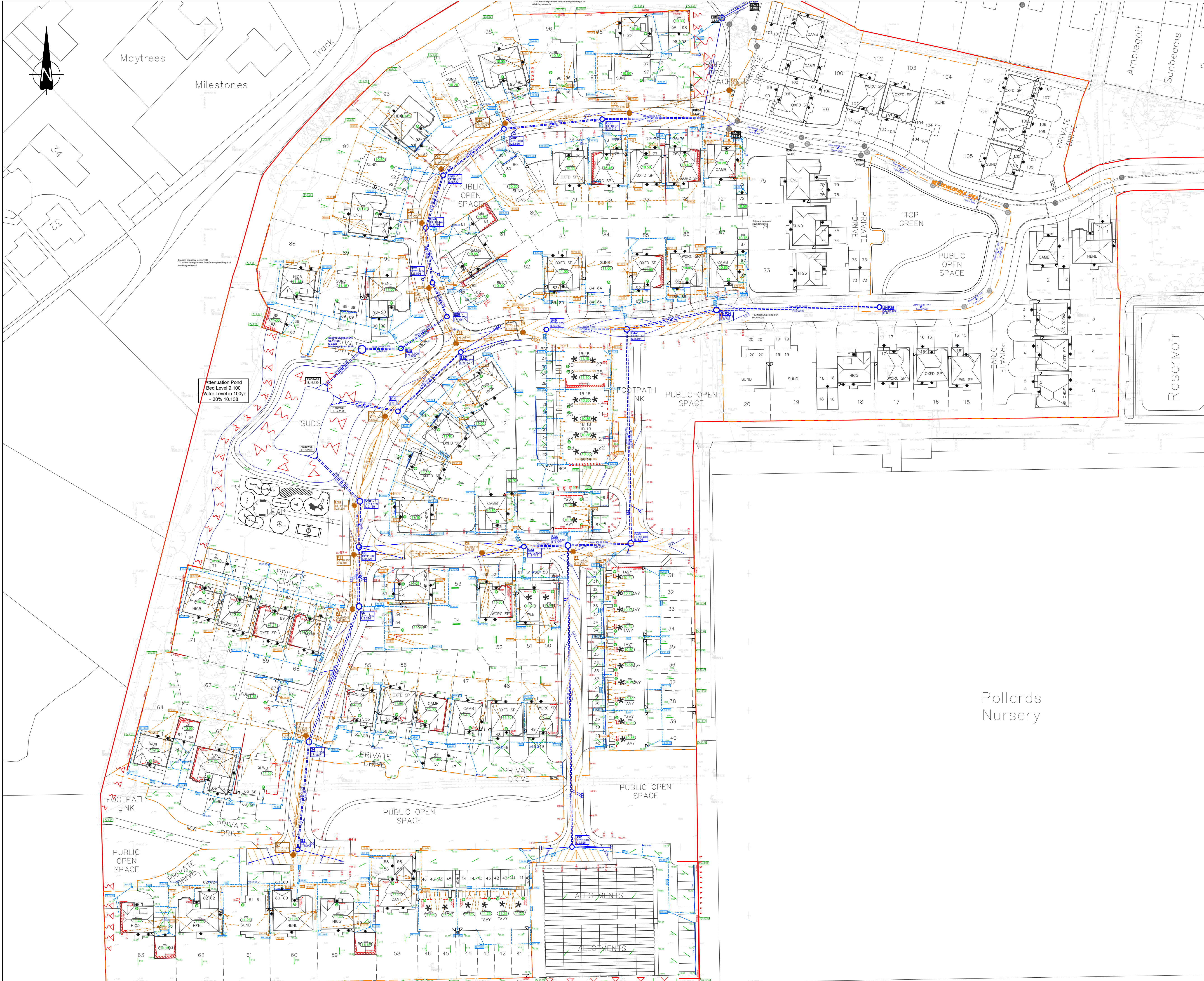




The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully consistent with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standards specifications, Building Regulations etc. whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground coverings. Each area of ground shall open to support any structure shown on this drawing and the Contractor shall be responsible for any ground investigation or ground investigation report as required by the Building Regulations. Any proposed structure shall be designed to be supported by a suitable geotechnical report.

Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical report. Where existing trees are shown to be retained they should be subject to a full arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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GENERAL NOTES

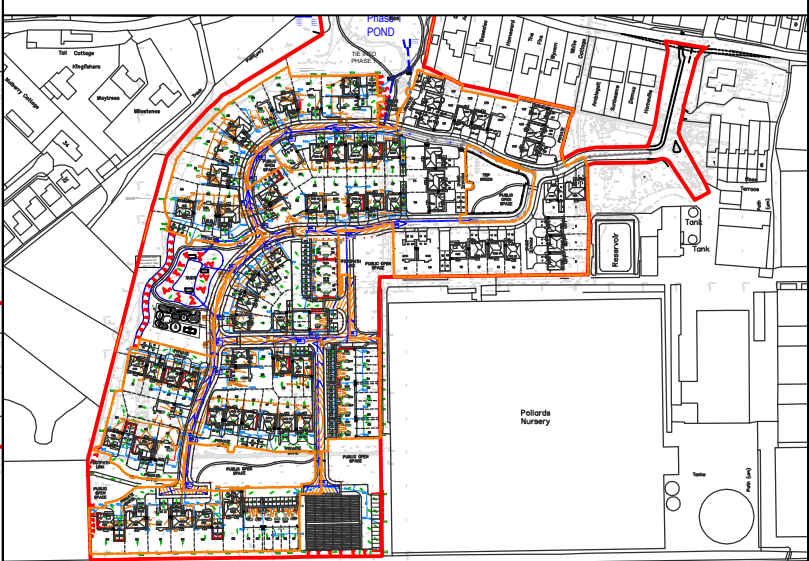
- This drawing is to be used in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 100mm above adjacent finished ground levels unless otherwise shown.
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- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of work.

ADOPTABLE ROADS AND SEWERS

- Roads, footways and parking bays which form part of the highway to be adopted under Section 38 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
- Sewers to be adopted under Section 104 of the Water Industry Act 1991 shall comply with the Water Authorities Association "Sewers for Adoption 6th or 7th Edition" with any amendments specified by the Adopting Water Authority.
- All pipes to be used in adoptable sewerage shall be either clayware to BS EN 295 or concrete to BS EN 1916 and BS 5911 Part 1 with Class S bedding unless otherwise stated. With approval of the Adopting Authority solid wall concentric external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 13476 may be used.
- Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTp Type 1 material.
- Where cover to a pipe is less than 1200mm under adoptable carriageway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTp Type 1 material. Where concrete bed and surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreglass at each pipe joint.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
- Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

D	Foul run deleted and manhole F31 added	24.08.17	TB
C	Pond extents changed and drawing updated to suit latest layout	09.08.17	LJ
B	Layout updated to exclude foul pumping station	04.07.17	TB
A	Drawing updated to For Construction.	14.06.17	JE
-	First Issue	05.06.17	JB

Rev.	Description	Date	By
Drawing Status			
FOR PLANNING			
Client			
REDROW			
Project			
Barnham Phase 2			
Title			
Engineering Layout Sheet 1 of 1			
BANNERS GATE			
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES			
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN			
Tel: 0121 687 1500 Fax: 0121 687 1501			
E-mail: mail@bannersgate.com			
Scale			
1:500 @ A1			
Date			
May 2017			
File			
17071/dwgs/civils/current			
Drawing			
17071 -PL100 D			



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