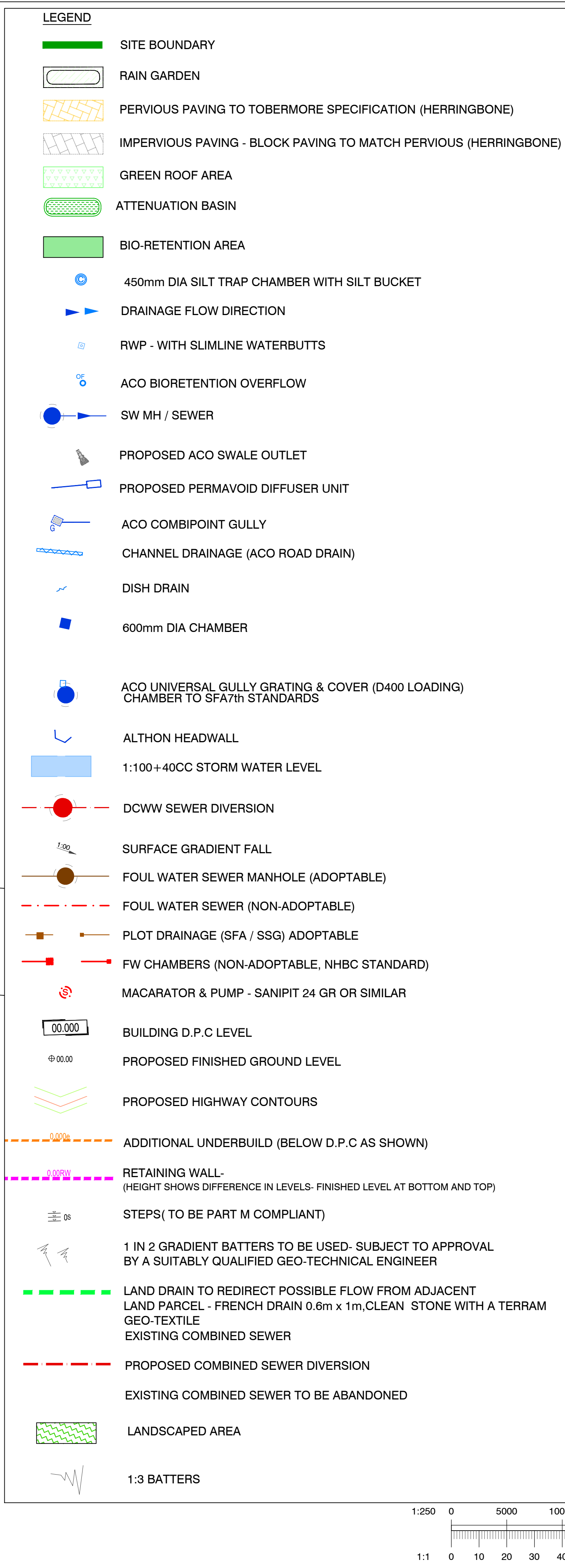
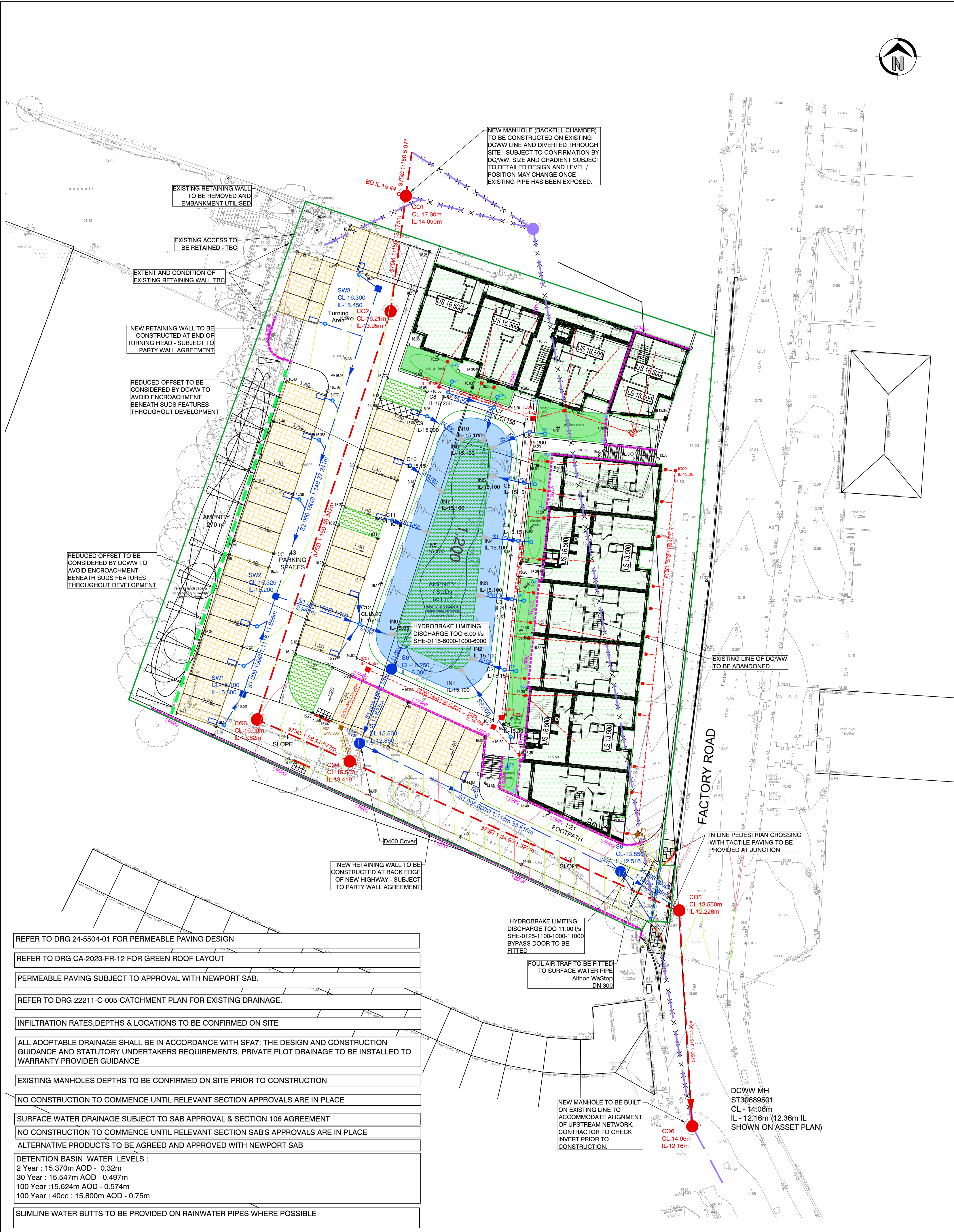




GENERAL NOTES

- This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.
- Any discrepancies within all relevant drawings are to be reported to QuadConsult Ltd immediately.
- All dimensions and levels are in metres, U.N.C.
- Do not scale from this drawing - use figured dimensions only.
- This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.

DRAINAGE NOTES

- All private drainage shall be in accordance with BS EN 752 and relevant sections of Approved Document H of the Building Regulations and warranty Provider.
- The contractor is to check the level of existing sewers being used as outfalls or crossing proposed drainage runs PRIOR to laying any pipes. Any discrepancies are to be reported to QuadConsult Ltd.
- Position of soil pipes, stubstacks, WC outlets, rainwater downpipes, etc.. positions are to be checked against the house type working drawings.
- Private house drainage will be flexibly jointed plastic or clay pipework. Diameter 100mm unless shown otherwise.
- All connections for House Drainage shall be 100mm unless noted otherwise and must extend 500mm behind the back of footway/homezone road. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
- Drainage Cover
 - domestic gardens and pathways without any possibility of vehicular access 0.35m
 - domestic driveways, parking areas and yards with height restrictions to prevent entry by vehicles with a gross weight in excess of 7.5 tonnes; 0.5m
 - domestic driveways, parking areas and narrow streets without footways (e.g., mews developments) with limited access for vehicles with gross vehicle weight in excess of 7.7 tonnes; 0.9m;
 - agricultural land and POS; 0.9m
 - Other 1.2m
- Where pipes pass through screen walls, footings or retaining walls, lintels are to be provided over. Under buildings pipes shall be surrounded with 150mm thickness of granular material. Where drains pass within 1m of buildings the wall foundation shall be taken down below the invert of the pipe
- Where drains do not exceed 600mm deep, plastic or clay access fittings minimum diameter 225mm shall be used. Elsewhere proprietary plastic or precast concrete inspection chambers shall be used. Unless shown otherwise FW inspection chambers are to be 750mm below dpc level and SW chambers and rodding eyes to be 600mm below dpc.
- All gullies and rainwater downpipes connected directly to drains are to be roddable.
- House levels shown are dpc and adjacent garage floors are to be 150mm lower unless shown otherwise. Levels at drainage access points are inverts.
- Drainage runs should be laid at a minimum of 5.0m from the rear of properties where practical to allow for future extensions.
- All drainage shall be laid upstream and each run between manholes shall be laid complete prior to backfilling. Where this is not practical trial holes or other means of identifying the line and level of services shall be carried out prior to works commencing.
- All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
- All low spots on hardstanding areas to have yard gullies unless permeable paving is used.
- All Threshold Drainage is to be designed to Architect Specification
- All Linier Drainage to be fitted with a sump

ROAD AND SEWER ADOPTIONS

- All works for adoption under a Section crossover agreement shall be carried out to the Highway Authority Specification for Road Construction in Residential Areas and to the approval of the local Highway Authority.
- All works for adoption under a Section 104/106/185 agreement shall be carried out to thesa 7th Addition for Foul and Surface Water
- Any works carried out on site prior to confirmation of technical approval for Section Agreements (including street lighting approval) are entirely at the developers risk.
- Street lighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.
- A clause is to be included within the Section Agreement requiring that, prior to adoption, the developer is to process a Traffic Regulation Order covering whatever restrictions may be determined to be necessary in relation to on-street parking restrictions within the site roads. The situation will be monitored once all new dwellings are occupied.
- A clause is to be included within the Section Agreement requiring that additional speed reducing measures are to be implemented if judged necessary by the Highway Authority in the event that excessive vehicle speeds become evident prior to adoption of the works.

F	01.04.25	UPDATED ENGINEERING TO SUIT LATEST ARCHITECT PLAN	SS
E	30.09.24	ACO CHANNEL DRAIN ADDED AT ENTRANCE	JH
D	25/09/24	FOUL AIR TRAP MOVED FURTHER DOWNSTREAM	JH
C	28.08.24	SE LOCATION MOVED	JH
B	23.08.24	UPDATED TO SAB COMMENTS	JH
A	29.07.24	UPDATED TO SAB COMMENTS	JH
Rev	Date	Description	By

Dimensions to be verified on site.
This drawing should not be scaled. Use figured dimensions only.
Any discrepancies should be referred to the Engineer prior to work being put in hand.
This drawing is copyright.

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Client

CASTELL GROUP

Project

FACTORY ROAD NEWPORT

Title

ENGINEERING LAYOUT

Drawing Status

APPROVAL

Designed by	Drawn by	Checked by	Date	Scale @ A1 site
JH	ML	AV	MAY 23	1:250

Drawing No

22211-C-001-F