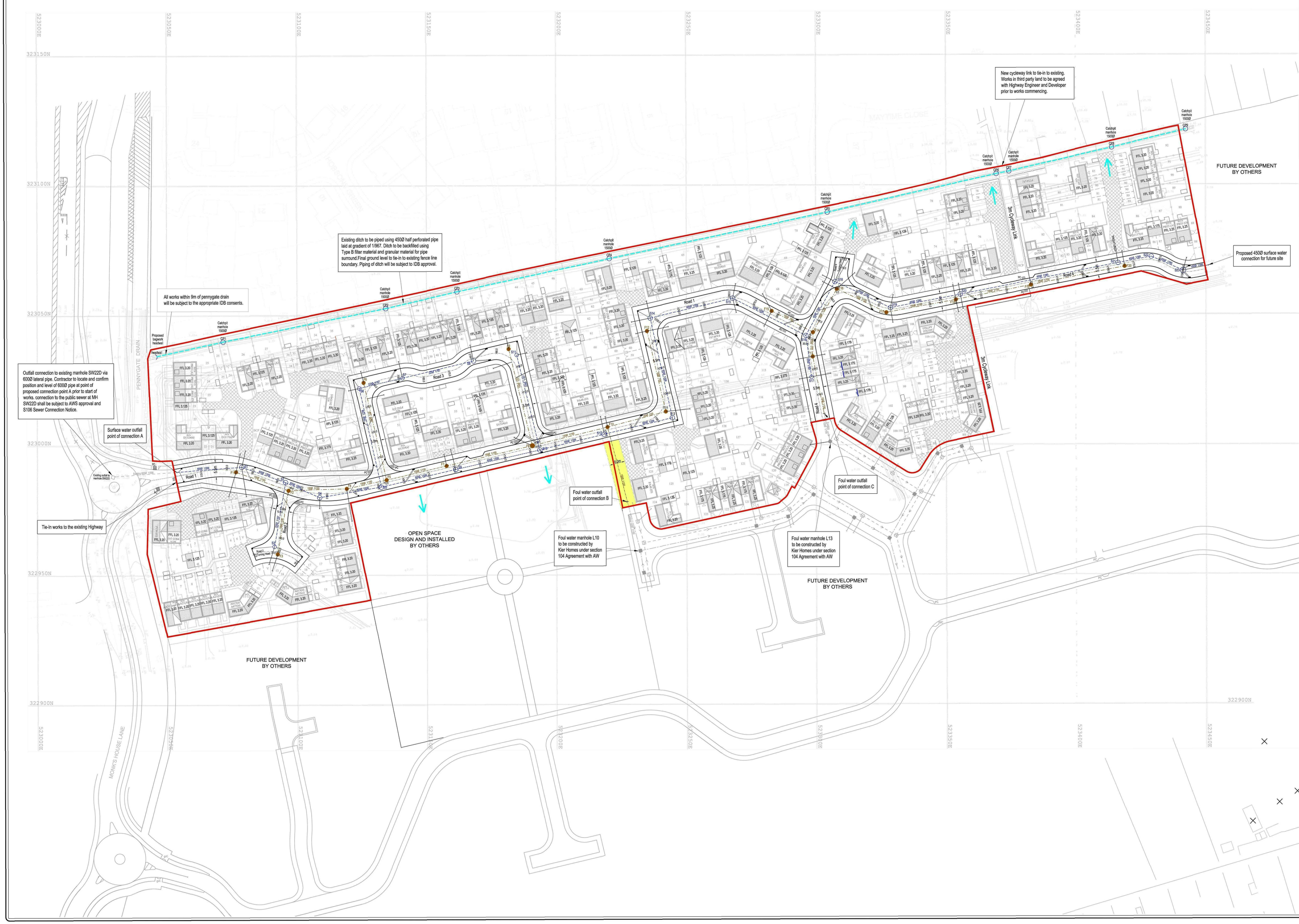
ALL ADOPTABLE HIGHWAY WORKS MUST BE IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL SPECIFICATION FOR ADOPTABLE HIGHWAYS (2011)

ALL ADOPTABLE DRAINAGE WORKS MUST BE IN ACCORDANCE WITH WRC "SEWERS FOR ADOPTION" 6TH EDITION (MARCH 2006)

Suitable arisings from excavations provide useful engineering material for raising levels and in forming and contouring areas of landscaping. Accordingly, the finished surface levels on this development have been designed to incorporate the benefit of this material, either derived on this site or other TWUK developments



NOTES

1. The contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately, in writing, should any errors be found.

2. Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuance of any further works.

3. 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 CDM Regulations 2007. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Coordinator, within his rates.

4. All private drainage works to be in accordance with the requirements of Building Regulations 2000, Part H, "Drainage and waste disposal", (1st April 2002).

5. All pipes to be bedded and backfilled in accordance with Part H, Diagram 10. Shallow pipes shall be protected in accordance with Part H, Diagram 11.

6. Unless otherwise stated, all private drainage to be 100mm diameter. Gradients have been shown where there are pipe capacity issues and these should be regarded as minimums. Unless there are constraints dictating otherwise, gradients shall generally be 1 in 80. 100mm diameter pipes shall not be laid flatter than 1 in 80, 150mm diameter pipes shall not be laid flatter than 1 in 150

7. All pipes, chambers and fittings to be installed strictly in accordance with the manufacturers instructions.

8. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25 and Diagram 8.

9. All manholes and inspection chambers situated in areas subject to vehicular loading to have class B125 covers and frames to BS EN124 and those not subject to vehicular loading to have class A15 covers and frames.

10. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.

11. Private drainage frames must be tied to manhole risers by use of manufacturers ties (e.g. Polypipe ref. FRX500 fixing kit and FRK501 black ties.) The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.

12. All existing land drains encountered on site during construction to be re-connected.

13. Should any departure from the slab level be considered, agreement shall be sought from the Engineer immediately and prior to commencement or continuance of any works, and should take full account of all restrictions to the slab level.

14. Garage slabs relate to the finished level of the concrete at the front entrance of the garage.

15. Where a drive slopes towards a garage there is to be a 75mm ramp up to the garage slab.

16. Maximum gradients of gardens to be 1 in 6 (unless stated otherwise), except for designed banking works.

17. All dimensions in metres unless otherwise stated.

FLOW ROUTE NOTES

18. Flow routes are required to facilitate the potential route of flood flow in rainfall events exceeding the storm sewer design criteria as required by Sewers For Adoption 6th Edition and PPS25.

19. Flow routes illustrated on the drawings shall be kept clear of permanent physical obstructions which may impede the flow of surface water (i.e. walls, retaining walls). Failure to do this will increase the risk of flooding to properties.

20. House slab levels, external works, drive and garden gradients have been designed in such a way as to minimise the risk of flooding to properties immediately adjacent to flow routes. The Engineer shall be consulted in the event of any changes to the design in order to assess the impact on flood risk.

LEGEND

- 1500 f/m/Ø — Proposed adoptable foul water sewer
- 3000 f/l/sw — Proposed adoptable surface water sewer
- Non-adoptable lateral 150Ø connection unless state otherwise on drawing
- Proposed trapped gully with 150Ø connection
- Existing foul water sewer
- Existing surface water sewer
- PC — Buff coloured tactile paving at uncontrolled crossing point
- LCBS — Adoptable street lighting column
- Site boundary
- 6.0m — Protected strip for sewer
- Flow route

All gullies in shared parking areas to be trapped road gullies

Architects layout shown is based upon TWY014 - 01 (latest revision).
This layout may be subject to change and is intended for indicative purposes only.

TENDER

AGREEMENT	APPROVAL DATE
S38	
S104	

Rev No.	Revision	Date	Drawn By	Checked By

Written dimensions to be taken. Do not scale off the drawing.

Any discrepancies, written or scaled, should be brought to the attention ofthe engineer immediately

This drawing to be read in conjunction with the relevant Bills of Quantities and Local Authority Specification.

CDM NOTE: The design has been undertaken as far as possible to avoid risks to health and safety or to reduce and control the effects of any unavoidable risks.

All relevant information identifying the unavoidable risks has been passed to the planning supervisor for inclusion in the Health & Safety plan.

The Health & Safety plan will be issued by the planning supervisor with these drawings.

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Project:
Proposed Development at Wygate Park, Spalding, Lincolnshire

Drawing Description:
Engineering Layout

Client:
Taylor Wimpey East Midlands Ltd
Unit 2, The Oslers Business Park
Laversall Way, Leicester
LE19 1DX

Drawing Number:
TWY014/100

Drawn By: AMZ
Date: 11.10.11

Scale: 1:500 @ A0
1:1000 @ A2

Checked By: HGC
Date: 11.11.11

WBP Drawing Number:
E2238/1