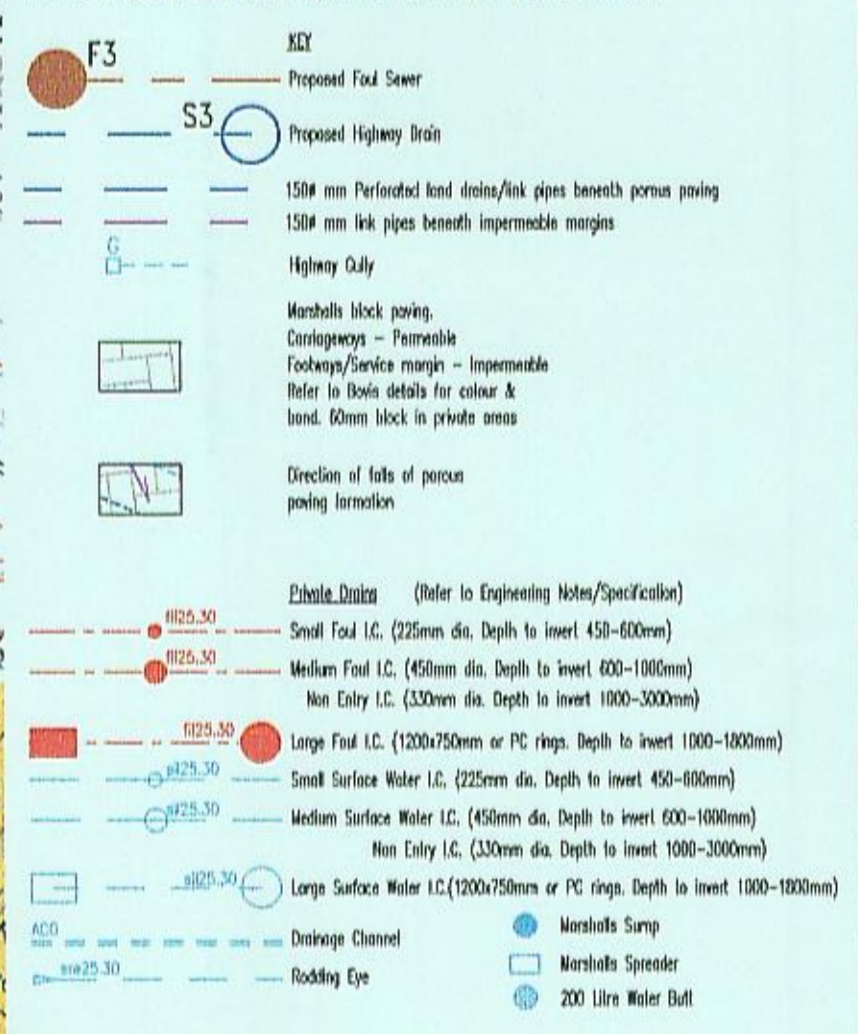


- Notes**
- All levels relate to Ordnance Datum.
 - For adaptable roads and sewer details refer to drawings 5, 500 series.
 - Building Drainage**
3.1 All connections to adaptable manholes from private building drainage to be 150mm diameter pipes unless otherwise specified.
3.2 All house drainage to be 100mm dia unless otherwise stated, and laid in accordance with current Building Regulations and BS8303 : 1985.
3.3 The Contractor is to refer to Marshalls standard details for connection specifications between surface water manholes and the porous paving system.
 - All drainage products are to be Polypropylene.
 - Pipe bedding material is to be Class 3 with 150mm minimum thickness surround.
 - Backfill is to be well selected fill free of stones larger than 40mm, heaps of clay over 100mm, lime, frozen material and vegetable matter.
 - Pipe protection of house drainage runs is required in accordance with the Typical House Drainage Details drawing. The contractor shall satisfy themselves and agree with the SWS Management the actual extent of pipe protection required.
 - Pipes entering and leaving manholes/inspection chambers shall include a rocker pipe, 600mm in length.
 - Driveway to chambers shall be Class B Engineering by BS321.
 - Rainwater pipes are to be tiled on side elevations whenever possible.
- Remarks**
- All retaining walls with a height of 600mm or greater are to include 1.2m high post and rail fencing unless located in rear gardens or to include 900mm height picket fence.
 - All flights of steps to primary level access, with more than 2 steps are to be provided with handrails, except where the steps are 900mm or more apart.
 - Block retaining walls are to be used in preference to gabion walls for front garden areas.



A	14.11.14	Plot engineering details updated following Bovis comments.	RM
Rev	Date	Details	By
Drainage Authority Approval Date			
Highway Authority Approval Date			
Do not scale from this drawing. Use written dimensions only. When shown relationships between site levels and ground levels are to be checked on site. Any discrepancy or suggested modification to be reported to Design and Engineering Director.			
Note: This drawing is the copyright of Bovis Homes Ltd.			

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SITE: KINGSMERE, BICESTER KM4			
DRAWING TITLE: ENGINEERING LAYOUT SHEET 3			
DRAWN BY: RM	DATE: 02.09.14	DRAWING NO: BICE_5_632	REV: A
SCALE: 1:250 @ A1	CHECKED/DATE: RH		

THIS LAYOUT SHOULD BE USED FOR
All private building drainage - position and levels
All upgrade and retaining works - position and levels
Road names and postal numbers
Street lighting and other furniture/signage

THIS LAYOUT SHOULD NOT BE USED FOR
Adaptable sewer and highway works - position and levels
Fencing and site positions or materials
Private site layout plans or maps
House types and positions

MARSHALLS ARE TO BE CONSULTED THROUGHOUT THE CONSTRUCTION OF THE POROUS PAVING SYSTEMS TO ENSURE COMPLIANCE WITH THEIR STANDARDS. THE CONTRACTORS ATTENTION IS DRAWN TO THE REQUIREMENT FOR THE POROUS PAVEMENT FORMATION TO FALL TOWARDS THE OUTFALL.

INFILTRATION POROUS PAVING SYSTEM - TO BE UNDERLAIN WITH A PERMEABLE MEMBRANE (TERRAM 1000 OR SIMILAR APPROVED)

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT HIS OWN RISK.