

THERE ARE NO EXCEPTIONAL RISKS ASSOCIATED WITH THESE WORKS. REFER TO THE DESIGNERS RISK ASSESSMENT FOR THE FULL ASSESSMENT OF RISKS.

1. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. © THIS DRAWING IS COPYRIGHT.
2. REPRODUCED FROM OS SITEMAP © BY PERMISSION OF ORDNANCE SURVEY® ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT 2008. ALL RIGHTS RESERVED. LICENCE NUMBER 100007126.
3. UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT AUTHORITIES, 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.

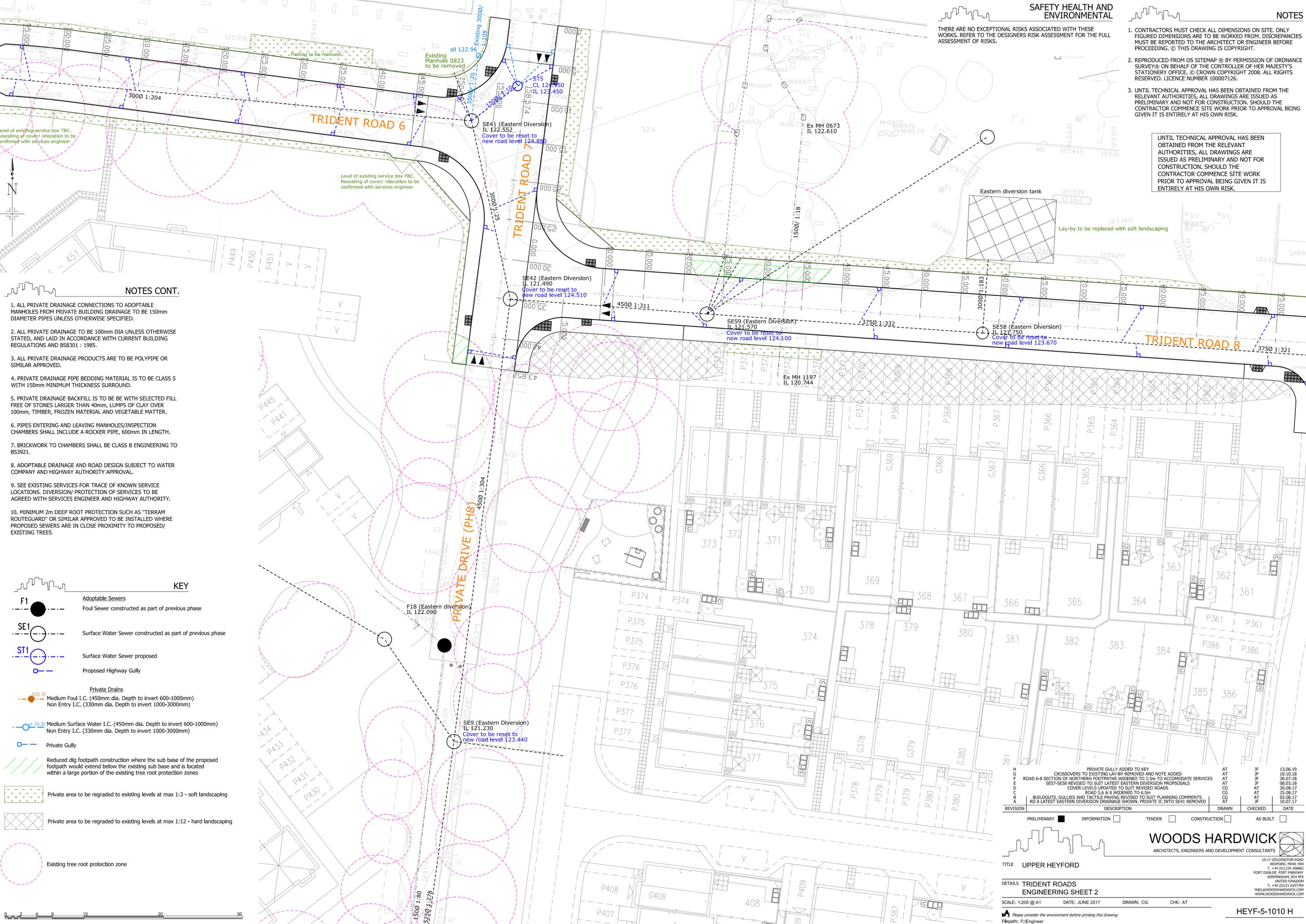
UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT AUTHORITIES, ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN IT IS ENTIRELY AT HIS OWN RISK.

NOTES CONT.

1. ALL PRIVATE DRAINAGE CONNECTIONS TO ADOPTABLE MANHOLES FROM PRIVATE BUILDING DRAINAGE TO BE 150mm DIAMETER PIPES UNLESS OTHERWISE SPECIFIED.
2. ALL PRIVATE DRAINAGE TO BE 100mm DIA UNLESS OTHERWISE STATED, AND LAID IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND BS8301 : 1985.
3. ALL PRIVATE DRAINAGE PRODUCTS ARE TO BE POLYPIPE OR SIMILAR APPROVED.
4. PRIVATE DRAINAGE PIPE BEDDING MATERIAL IS TO BE CLASS S WITH 150mm MINIMUM THICKNESS SURROUND.
5. PRIVATE DRAINAGE BACKFILL IS TO BE WITH SELECTED FILL FREE OF STONES LARGER THAN 40mm, LUMPS OF CLAY OVER 100mm, TIMBER, FROZEN MATERIAL AND VEGETABLE MATTER.
6. PIPES ENTERING AND LEAVING MANHOLES/INSPECTION CHAMBERS SHALL INCLUDE A ROCKER PIPE, 600mm IN LENGTH.
7. BRICKWORK TO CHAMBERS SHALL BE CLASS B ENGINEERING TO BS3921.
8. ADOPTABLE DRAINAGE AND ROAD DESIGN SUBJECT TO WATER COMPANY AND HIGHWAY AUTHORITY APPROVAL.
9. SEE EXISTING SERVICES FOR TRACE OF KNOWN SERVICE LOCATIONS. DIVERSION/ PROTECTION OF SERVICES TO BE AGREED WITH SERVICES ENGINEER AND HIGHWAY AUTHORITY.
10. MINIMUM 2m DEEP ROOT PROTECTION SUCH AS "TERRAM ROUTEGUARD" OR SIMILAR APPROVED TO BE INSTALLED WHERE PROPOSED SEWERS ARE IN CLOSE PROXIMITY TO PROPOSED/ EXISTING TREES

KEY

- F1** Adoptable Sewers
- SE1** Foul Sewer constructed as part of previous phase
- SE1** Surface Water Sewer constructed as part of previous phase
- ST1** Surface Water Sewer proposed
- Proposed Highway Gully**
- Private Drains**
 - Medium Foul I.C. (450mm dia. Depth to invert 600-1000mm)
 - Non Entry I.C. (330mm dia. Depth to invert 1000-3000mm)
 - Medium Surface Water I.C. (450mm dia. Depth to invert 600-1000mm)
 - Non Entry I.C. (330mm dia. Depth to invert 1000-3000mm)
- Private Gully**
- Reduced dig footprint construction where the sub base of the proposed footprint would extend below the existing sub base and is located within a large portion of the existing tree root protection zones
- Private area to be regraded to existing levels at max 1:3 - soft landscaping
- Private area to be regraded to existing levels at max 1:12 - hard landscaping
- Existing tree root protection zone



REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
A	BUILDOUTS, GULLIES AND TACTILE PAVING REVISED TO SUIT PLANNING COMMENTS	AT	JF	13.06.19
B	RD 8 LATEST EASTERN DIVERSION DRAINAGE SHOWN. PRIVATE I.C. INTO SE41 REMOVED	AT	JF	10.10.18
C	ROAD 5, 6 & 8 WIDENED TO 6.5m	AT	JF	30.07.18
D	SE57-SE58 REVISED TO SUIT LATEST EASTERN DIVERSION PROPOSALS	AT	JF	08.03.18
E	COVER LEVELS UPDATED TO SUIT REVISED ROADS	CG	AT	30.08.17
F	ROAD 6-8 SECTION OF NORTHERN FOOTPATHS WIDENED TO 2.5m TO ACCOMMODATE SERVICES	CG	AT	25.08.17
G	CROSSOVERS TO EXISTING LAY-BY REMOVED AND NOTE ADDED	CG	AT	02.08.17
H	PRIVATE GULLY ADDED TO KEY	AT	JF	10.07.17

WOODS HARDWICK
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

15-17 GOLDINGTON ROAD
BEDFORD, MK40 3JH
T. +44 (0)1234 266862
F. +44 (0)1234 266862
BIRCHINGHAM, EN WFE
UNITED KINGDOM
T. +44 (0)121 6297784
M.HARDWICK@WOODS-HARDWICK.COM
WWW.WOODS-HARDWICK.COM

TITLE **UPPER HEYFORD**

DETAILS **TRIDENT ROADS ENGINEERING SHEET 2**

SCALE: 1:200 @ A1 DATE: JUNE 2017 DRAWN: CG CHK: AT

Please consider the environment before printing this drawing
Filepath: F:\Engineer

HEYF-5-1010 H