

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

- 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.
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- 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.

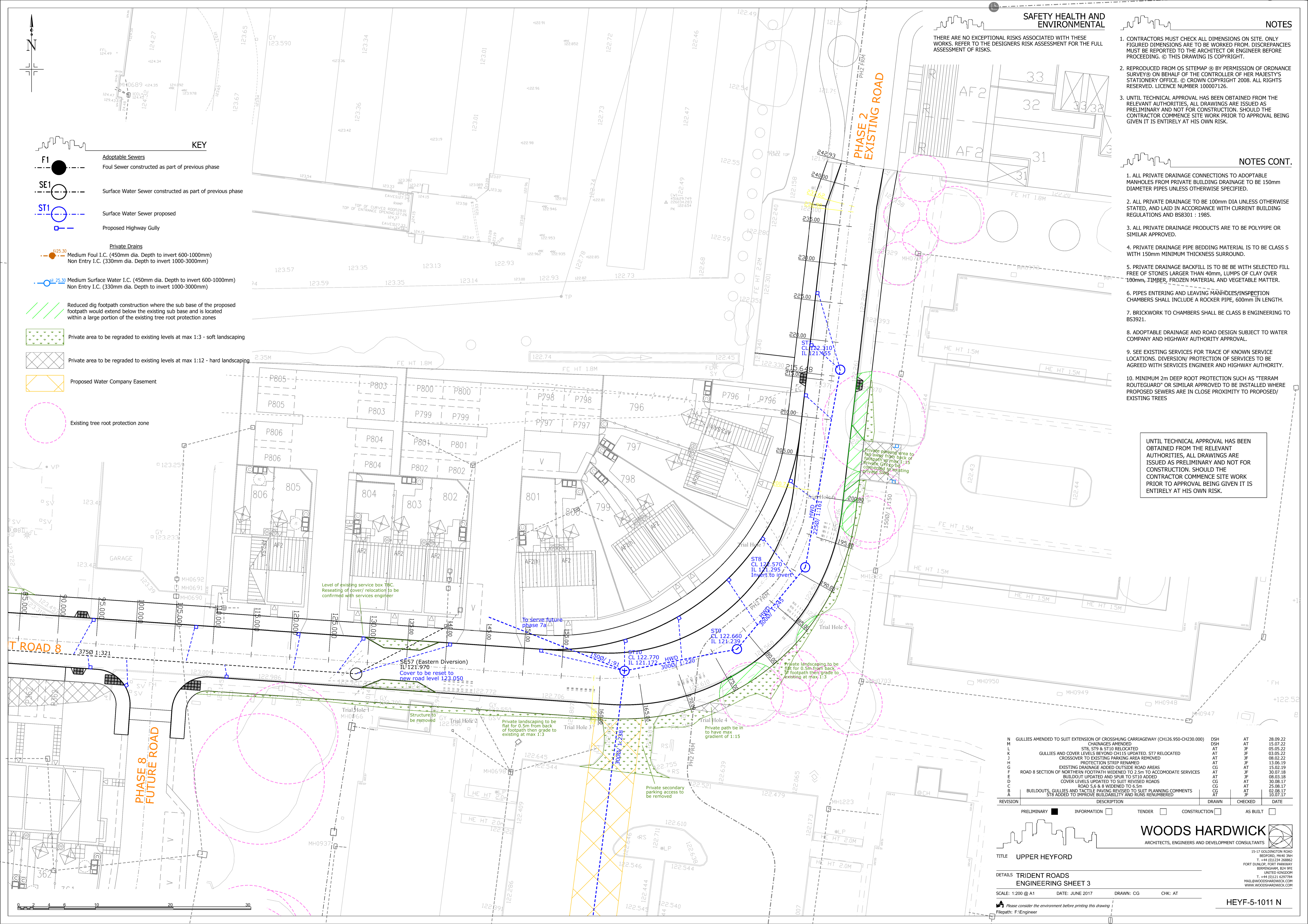
KEY

- F1** Adoptable Sewers
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)
- 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
- Proposed Water Company Easement
- Existing tree root protection zone

NOTES CONT.

- ALL PRIVATE DRAINAGE CONNECTIONS TO ADAPTABLE MANHOLES FROM PRIVATE BUILDING DRAINAGE TO BE 150mm DIAMETER PIPES UNLESS OTHERWISE SPECIFIED.
- ALL PRIVATE DRAINAGE TO BE 100mm DIA UNLESS OTHERWISE STATED, AND LAID IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND BS8301 : 1985.
- ALL PRIVATE DRAINAGE PRODUCTS ARE TO BE POLYPIPE OR SIMILAR APPROVED.
- PRIVATE DRAINAGE PIPE BEDDING MATERIAL IS TO BE CLASS S WITH 150mm MINIMUM THICKNESS SURROUND.
- 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.
- PIPES ENTERING AND LEAVING MANHOLES/INSPECTION CHAMBERS SHALL INCLUDE A ROCKER PIPE, 600mm IN LENGTH.
- BRICKWORK TO CHAMBERS SHALL BE CLASS B ENGINEERING TO BS3921.
- ADAPTABLE DRAINAGE AND ROAD DESIGN SUBJECT TO WATER COMPANY AND HIGHWAY AUTHORITY APPROVAL.
- SEE EXISTING SERVICES FOR TRACE OF KNOWN SERVICE LOCATIONS. DIVERSION/ PROTECTION OF SERVICES TO BE AGREED WITH SERVICES ENGINEER AND HIGHWAY AUTHORITY.
- 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

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REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
N	GULLIES AMENDED TO SUIT EXTENSION OF CROSSHUNG CARRIAGEWAY (CH126.950-CH230.000)	DSH	AT	28.09.22
M	CHAINAGES AMENDED	DSH	AT	15.07.22
L	ST8, ST9 & ST10 RELOCATED	AT	JF	05.05.22
K	GULLIES AND COVER LEVELS BEYOND CH115 UPDATED. ST7 RELOCATED	AT	JF	03.05.22
J	CROSSOVER TO EXISTING PARKING AREA REMOVED	AT	JF	08.02.22
H	PROTECTION STRIP RENAMED	AT	JF	13.06.19
G	EXISTING DRAINAGE ADDED OUTSIDE ROAD AREAS	CG	AT	15.02.19
F	ROAD 8 SECTION OF NORTHERN FOOTPATH WIDENED TO 2.5m TO ACCOMMODATE SERVICES	AT	JF	30.07.18
E	BUILDOUT UPDATED AND SPUR TO ST10 ADDED	AT	JF	08.03.18
D	COVER LEVELS UPDATED TO SUIT REVISED ROADS	CG	AT	30.08.17
C	ROAD 5, 6 & 8 WIDENED TO 6.5m	CG	AT	25.08.17
B	BUILDOUTS, GULLIES AND TACTILE PAVING REVISED TO SUIT PLANNING COMMENTS	CG	AT	02.08.17
A	ST8 ADDED TO IMPROVE BUILDABILITY AND RUNS RENUMBERED	CG	JF	10.07.17

PRELIMINARY INFORMATION TENDER CONSTRUCTION AS BUILT

WOODS HARDWICK
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE: UPPER HEYFORD

DETAILS: TRIDENT ROADS
ENGINEERING SHEET 3

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

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