



RWP, SVP AND GULLEY POSITIONS TBC AS PART OF THE DETAILED DESIGN. FFLS ARE +/- 450MM

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**
- 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.
 - 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.
 - 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.
- Building Drainage**
- All connections to adoptable manholes from private building drainage to be 150mm diameter pipes unless otherwise specified.

- NOTES**
- All house 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.
 - Pipe bedding material is to be Class S with 150mm minimum thickness surround.
 - Backfill is to be with selected fill free of stones larger than 40mm, lumps of clay over 100mm, timber, 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 Site Management the actual extent of pipe protection required.

- NOTES**
- 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.
 - Rainwater pipes are to be sited on side elevations whenever possible.
 - 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. Similar retaining walls in rear gardens are to include 900mm height picket fence.
 - All flights of steps to primary level access, with more than 2 steps are to be provided with handrailing, except where the steps are 900mm are more app.
 - Drainage and road design subject to Water and Highway Authority approval.
 - Edge restraint to private/blockwork - 2 stretcher course (unless noted otherwise).

KEY

	Adoptable Sewers		Private Drains
	Proposed Adoptable Foul Sewer		Medium Foul I.C. (450mm dia. Depth to invert 600-1000mm)
	Proposed Adoptable Surface Water Sewer		Non Entry I.C. (330mm dia. Depth to invert 1000-3000mm)
	Highway Gully (Existing)		Large Foul I.C. (1200x750mm or PC rings. Depth to invert 1000-1800mm)
			Medium Surface Water I.C. (450mm dia. Depth to Invert 600-1000mm)
			Non Entry I.C. (330mm dia. Depth to invert 1000-3000mm)
			Large Surface Water I.C. (1200x750mm or PC rings. Depth to invert 1000-1800mm)
			Yard gully
			Drainage Channel to be ACO MultiDrain MD or similar approved
			Rodding Eye

B A		Plots renumber as per latest architect's layout Revised to suit latest site layout		AT	JF	06.08.15
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE		
	PRELIMINARY	INFORMATION	TENDER	CONSTRUCTION	AS BUILT	

WOODS HARDWICK
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE: UPPER HEYFORD
PARCEL D6a (PHASE 5)

DETAILS: PROPOSED ENGINEERING LAYOUT
SHEET 1

SCALE: A1-1:200 DATE: JUNE 2015 DRAWN: AT CHK: JF

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

15-17 GOLDINGTON ROAD
BEDFORD
MK40 3JH
UNITED KINGDOM
T: +44 (0)1234 268862
F: +44 (0)1234 353034
MAIL@WOODSHARDWICK.COM
WWW.WOODSHARDWICK.COM

HEYF-5-887 B