

- Notes**
- All levels relate to Ordnance Datum.
 - For adoptable roads and sewer details refer to drawings 601 and 602.
 - For road long sections refer to drawing 603.
- Building Drainage**
- All connections to adoptable manholes from private building drainage to be 150mm diameter pipes unless otherwise specified.
 - All house drainage to be 100mm dia unless otherwise stated, and laid in 100mm dia trench with current Building Regulations and BS5931:1985.
 - All private drainage products are to be Polypropylene 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.
 - Brickwork to chambers shall be Class B Engineering to BS5321.
 - Rainwater pipes are to be sited on site elevations whenever possible.
- Regrade**
- 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 or more apart.
 - Brick retaining walls are to be used in preference to gravel boards for front garden areas.
- General**
- Drainage and road design subject to Water and Highway Authority approval.
 - Edge restraint to private/blockwork - 2 stretcher course
 - Pedestrian visibility splays are not intended to be dedicated to adoptable highway

- Private Drains (Refer to Engineering Notes/Specification)**
- Medium Foul I.C. (450mm dia. Depth to invert 600-1000mm)
 - Non Entry I.C. (330mm dia. Depth to invert 1000-3000mm)
 - Large Foul I.C. (1200x750mm or PC rings. Depth to invert 1000-1800mm)
 - Medium Storm I.C. (450mm dia. Depth to invert 600-1000mm)
 - Large Storm I.C. (1200x750mm or PC rings. Depth to invert 1000-1800mm)
 - Yard gully
 - Drainage Channel
 - Rodding Eye
 - ACO Channel sump with silt trap and link pipe
- Surface Finishes**
- Adoptable Block Paving
 - Adoptable Macadam Carriageway
 - Adoptable Macadam Footpath
 - Light Duty Vehicular Cross-over
 - Private Block Paving
 - Private Lined Porous Paving
- Other Details**
- Half Battered Kerb 125 x 255mm (HB2) laid with 125mm Upstand
 - Bullnosed Kerb 125 x 150mm (BN) laid at 25mm kerbside at crossovers, laid flush or 6mm kerbside at tactile prism crossing points
 - Edging 50 x 150mm (EF)
 - Channel Block
 - Storage Tank (Crated System)
 - Proposed external levels
 - Proposed formation level of porous paving
 - Highway Boundary Marker at 5m Intervals
 - HBM

THIS LAYOUT SHOULD BE USED FOR

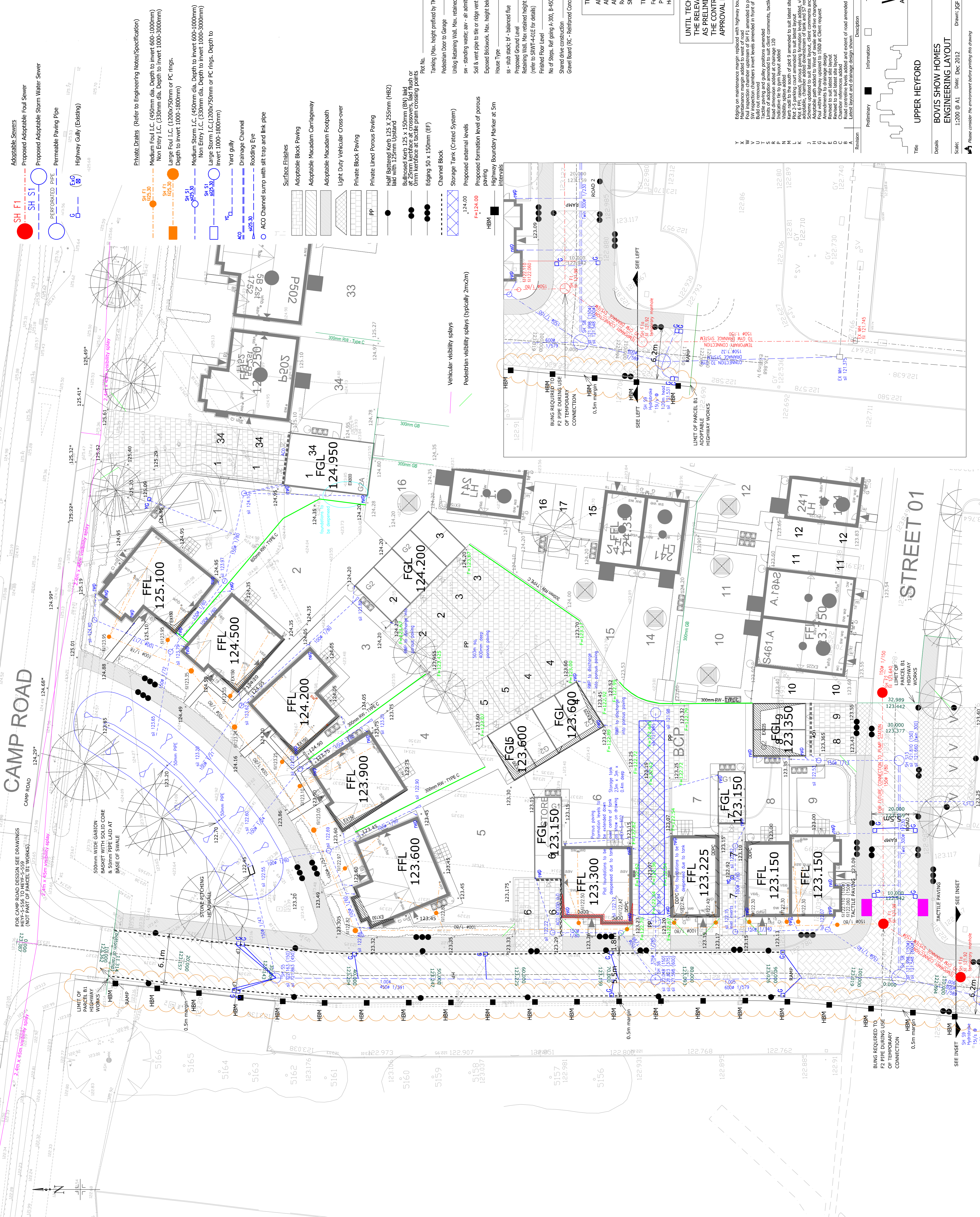
- All adoptable sewer and highway works - position and levels
- All private building drainage - position and levels
- All regrade and retaining works - position and levels
- Road names and postal numbers
- Street lighting and other furniture/signage

THIS LAYOUT SHOULD NOT BE USED FOR

- Fencing and drive positions or materials
- Private slabbing patios or areas
- House types and positions

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.

Revision	Description	Drawn	Checked	Date
Y	Edging on maintenance margin replaced with highway boundary markers	CG	AT	15.07.14
X	Maintenance margin added to west of road amended to private	AT	JF	06.07.14
V	SVI inspection chambers invert levels amended in front of garage 7 and plot 9	AT	JF	13.05.14
U	Build out removed	AB	JF	13.03.14
T	Units of adoption amended to suit client comments, tactile paving added, buildout amended	AT	JF	10.01.14
S	Road dimension added at channage 120	AT	JF	17.12.13
R	Visibility splay layout added	AT	JF	02.12.13
Q	Kerb set to the south of plot 9 amended to suit latest site layout	AT	JF	31.10.13
P	Plot 2 parking court amended to suit latest layout, visitor parking shown as adoptable, chamber added downstream of tank and S7 removed	AT	JF	02.10.13
N	Adoptable path added to west of road and drive changed to porous paving	AT	JF	16.10.13
M	Food within Highway updated to 1500 at Client request	AT	JF	09.10.13
L	Amendments to drainage design	SD	JF	04.10.13
K	Amendments to drainage design	SD	JF	27.09.13
J	Amendments to drainage design	SD	JF	27.09.13
I	Chamber references added	AT	JF	16.09.13
H	Latest layout and drainage design shown	AT	JF	15.08.13
G	Latest layout and drainage design shown	AT	JF	04.06.13



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UPPER HEYFORD

BOVIS SHOW HOMES
ENGINEERING LAYOUT

Scale: 1:200 @ A1 Date: Dec 2012 Drawn: JGF Chk: DB

HEYF-5-600 Y