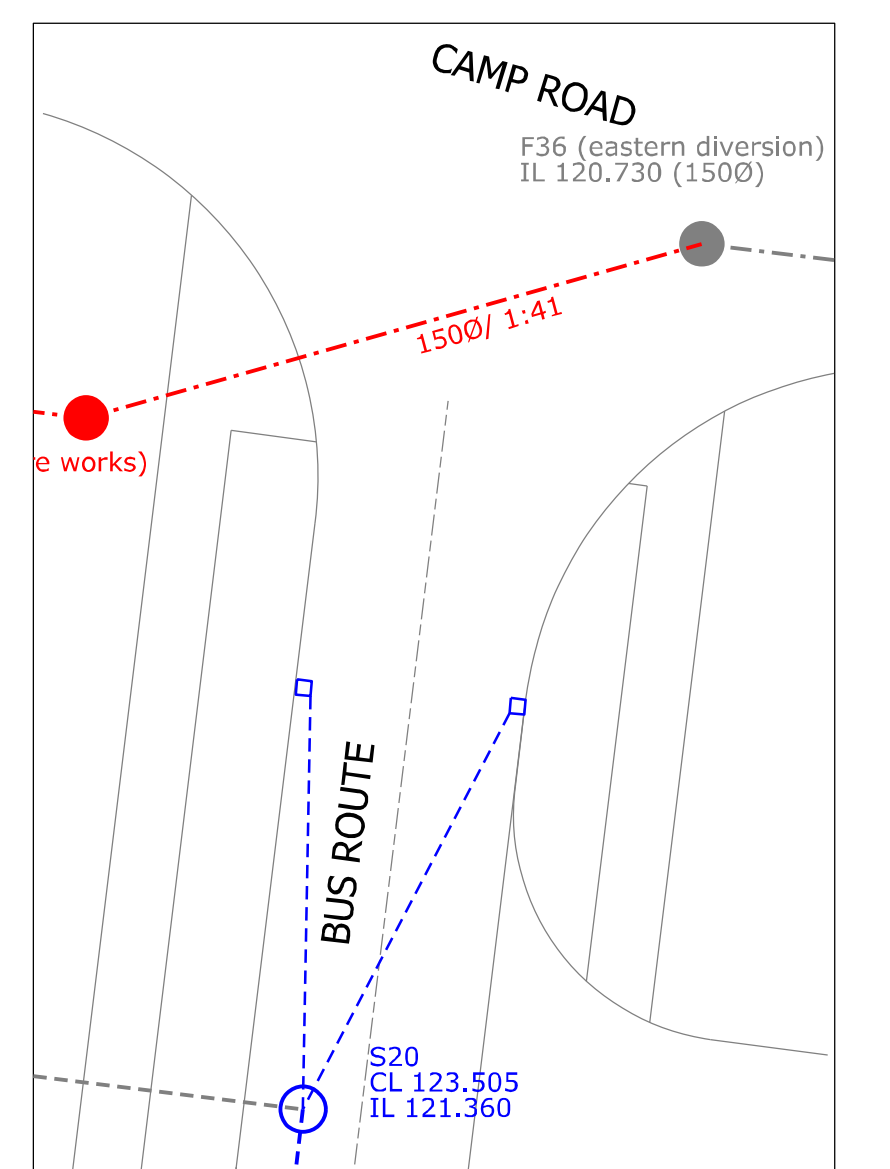


Land to be developed by others

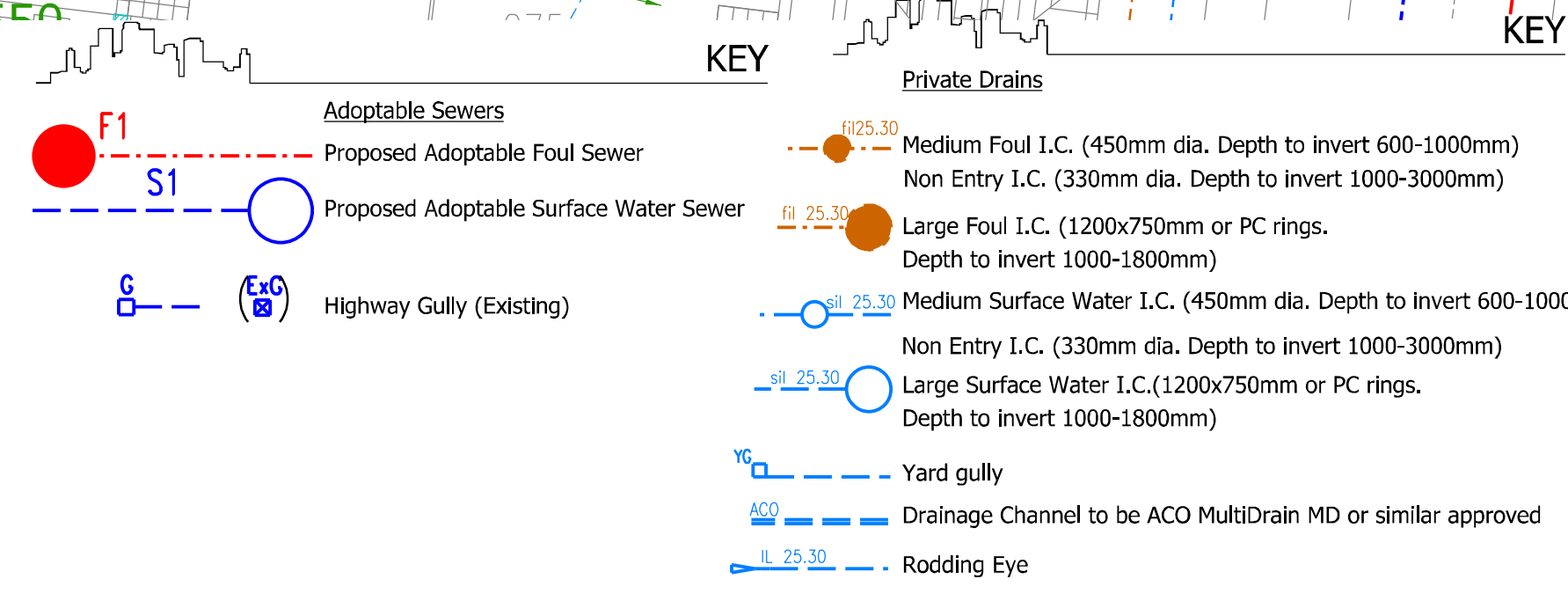


UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT AUTHORITIES, ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN IT IS ENTIRELY AT HIS OWN RISK.

- 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.
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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.
- 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 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.

- 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).



REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
S21-S23, S25-S27, F21a, F24, F26 and F27	Invert levels amended	AT	JF	15.08.16
	private foul invert level amended south of plot 190	AT	JF	03.08.16
	Internal drainage positions updated to suit assembly block plans. F22a added	AT	JF	28.07.16
	Cover levels amended	AT	JF	07.07.16
	Revised to detailed design	AT	JF	24.06.16
	Plots renumber as per latest architect's layout	AT	JF	06.08.15
	Revised to suit latest site layout	AT	JF	27.07.15

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

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