



- 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.
 - 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 or more apart.
 - Brick retaining walls are to be used in preference to gravel boards for front garden areas.
 - 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
- Proposed Adoptable Foul Sewer
- Proposed Adoptable Surface Water Sewer
- Highway Gully (Existing)
- Private Drains
 - 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 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

REVISIONS

| REVISION | DESCRIPTION | DRAWN | CHECKED | DATE |
|----------|--|-------|---------|----------|
| D | Life Time Homes plots amended to show level rear access | AT | JF | 06.01.15 |
| C | Phase 4 updated to detailed design | AT | JF | 16.12.15 |
| B | Drainage around plots 224-230 updated to suit latest site layout | AT | JF | 05.08.15 |
| A | Revised to suit latest site layout | AT | JF | 27.07.15 |

WOODS HARDWICK
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE: UPPER HEYFORD
PARCEL D3a (PHASE 4)
DETAILS: PROPOSED ENGINEERING LAYOUT
SHEET 3

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

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HEYF-5-873 D

RWP POSITIONS BY ARCHITECT AND PHASE 5b SUBJECT TO DETAILED DESIGN

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.