

KEY

- Adoptable Sewers**
 - F1 - Proposed Adoptable Foul Sewer
 - S1 - Proposed Adoptable Surface Water Sewer
 - PERFORATED PIPE** - Permeable Paving Pipe
 - G** - Highway Gully (Existing)
- 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 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
 - Permeable paving

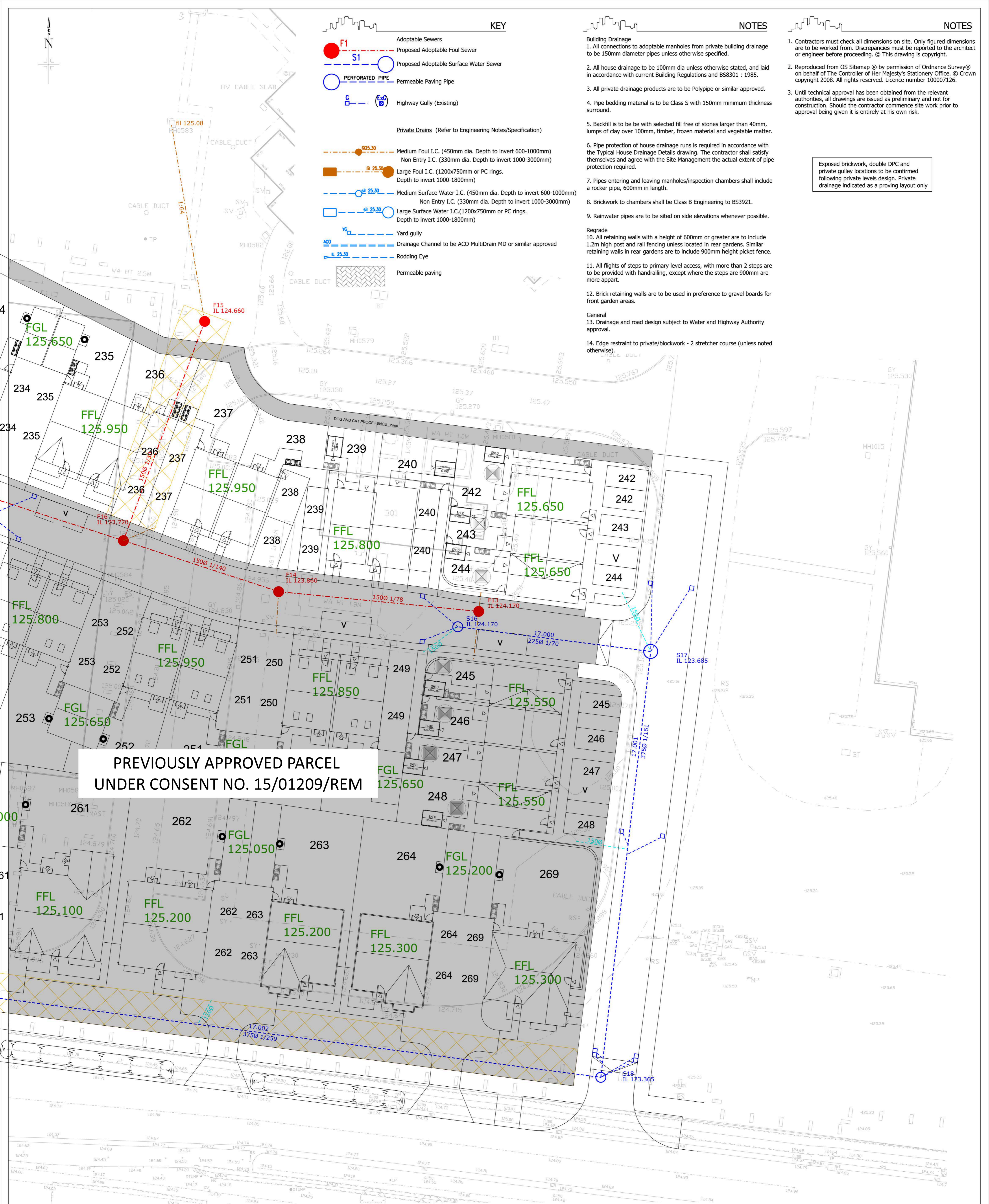
NOTES

- 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.
- Regrade**
- 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 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 (unless noted otherwise).

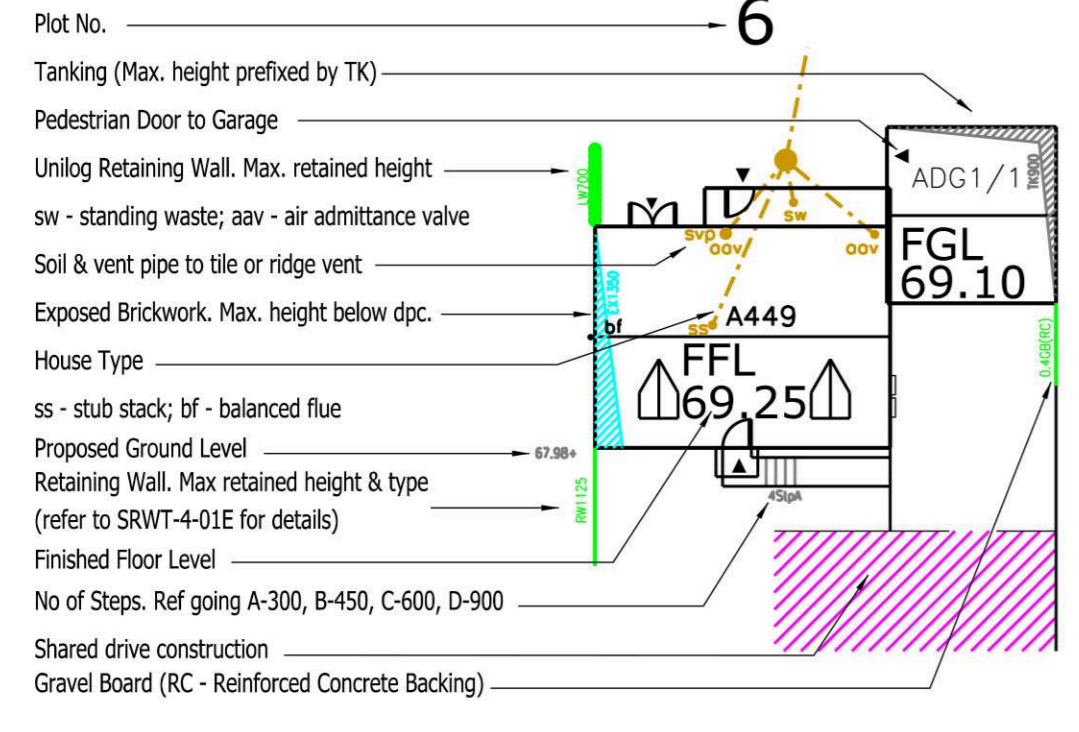
NOTES

- 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.

Exposed brickwork, double DPC and private gully locations to be confirmed following private levels design. Private drainage indicated as a proving layout only



PREVIOUSLY APPROVED PARCEL UNDER CONSENT NO. 15/01209/REM



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
1	Preliminary	CG	AT	26.09.17
2	Information	CG	JF	22.09.17
3	Tender	CG	AT	19.09.17
4	Construction	CG	AT	13.04.17
5	As Built	CG	AT	10.04.17
6		CG	JF	03.10.14

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Title: **UPPER HEYFORD PARCEL B3**

Details: **PROPOSED ENGINEERING LAYOUT SHEET 3**

Scale: A1-1:200 Date: JULY 2014 Drawn: AT Chk: JF