

**KEY**

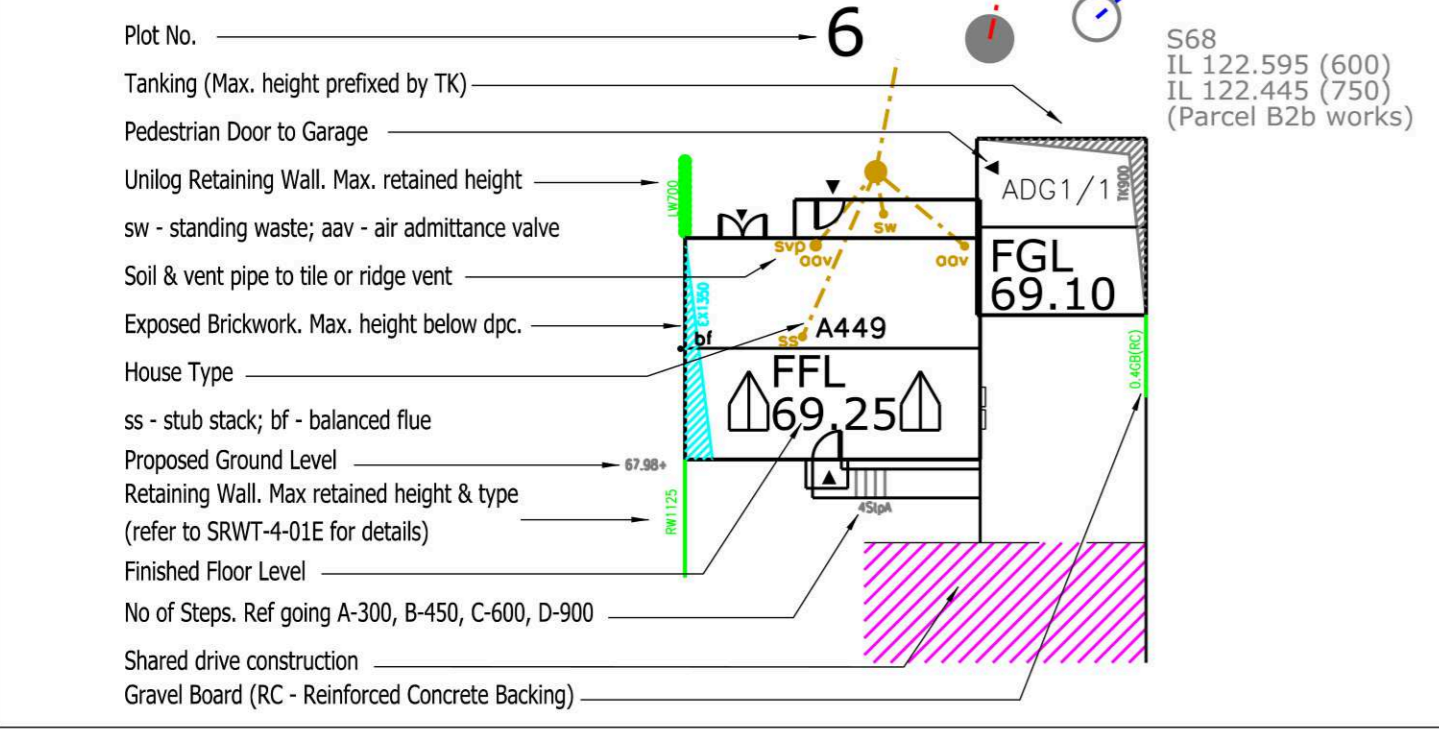
- F1 Adoptable Sewers
- - - S1 Proposed Adoptable Foul Sewer
- Proposed Adoptable Surface Water Sewer
- - - PERFORATED PIPE Permeable Paving Pipe
- - - Highway Gully (Existing)
- - - Private Drains (Refer to Engineering Notes/Specification)
- Medium Foul I.C. (450mm dia. Depth to invert 600-1000mm)  
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**

1. All connections to adoptable manholes from private building drainage to be 150mm diameter pipes unless otherwise specified.
2. All house drainage to be 100mm dia unless otherwise stated, and laid in accordance with current Building Regulations and BS8301 : 1985.
3. All private drainage products are to be Polypipe or similar approved.
4. Pipe bedding material is to be Class S with 150mm minimum thickness surround.
5. Backfill is to be with selected fill free of stones larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter.
6. 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.
7. Pipes entering and leaving manholes/inspection chambers shall include a rocker pipe, 600mm in length.
8. Brickwork to chambers shall be Class B Engineering to BS3921.
9. Rainwater pipes are to be sited on side elevations whenever possible.
10. 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.
11. 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 appart.
12. Brick retaining walls are to be used in preference to gravel boards for front garden areas.
13. Drainage and road design subject to Water and Highway Authority approval.
14. Edge restraint to private/blockwork - 2 stretcher course (unless noted otherwise).

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
M	Sewer easements added	CG	AT	26.09.17
L	FGL/ FFLs updated to suit latest private design	CG	JF	22.09.17
K	Laterals revised and drawing updated to suit latest layout	CG	AT	19.09.17
J	Permeable paving removed in accordance with clients comments	CG	AT	13.04.17
H	Updated to latest layout	CG	AT	10.04.17
G	S68 revised to suit as-built invert level information	AT	JF	10.09.15
F	Street lighting columns added as per drawing 670	CG	AT	03.08.15
E	S13 and pipe out of S10 amended	CG	AT	06.01.14
D	Drawing updated to suit OCC comments received on 12.11.14	CG	AT	10.12.14
C	F13 to F15 removed. Private drain added to rear of plots 213-215	AT	JF	11.11.14
B	Level of foul manhole downstream of parcel B3 amended. gradient updated to suit	AT	JF	20.10.14
A	Private drainage added. Adoptable foul reduced in depth	AT	JF	03.10.14

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Title: UPPER HEYFORD PARCEL B3  
Details: PROPOSED ENGINEERING LAYOUT SHEET 2  
Scale: A1-1:200 Date: JULY 2014 Drawn: AT Chk: JF  
Filepath: HEYF-5-654 M