

**KEY**

- F1 Adoptable Sewers
- S1 Proposed Adoptable Foul Sewer
- Proposed Adoptable Surface Water Sewer
- 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)
- Highway Gully (Existing)

**KEY**

- Yard gully
- Drainage Channel to be ACO MultiDrain MD or similar approved
- Rodding Eye

**SAFETY HEALTH AND ENVIRONMENTAL**

THERE ARE NO EXCEPTIONAL RISKS ASSOCIATED WITH THESE WORKS. REFER TO THE DESIGNERS RISK ASSESSMENT FOR THE FULL ASSESSMENT OF RISKS.

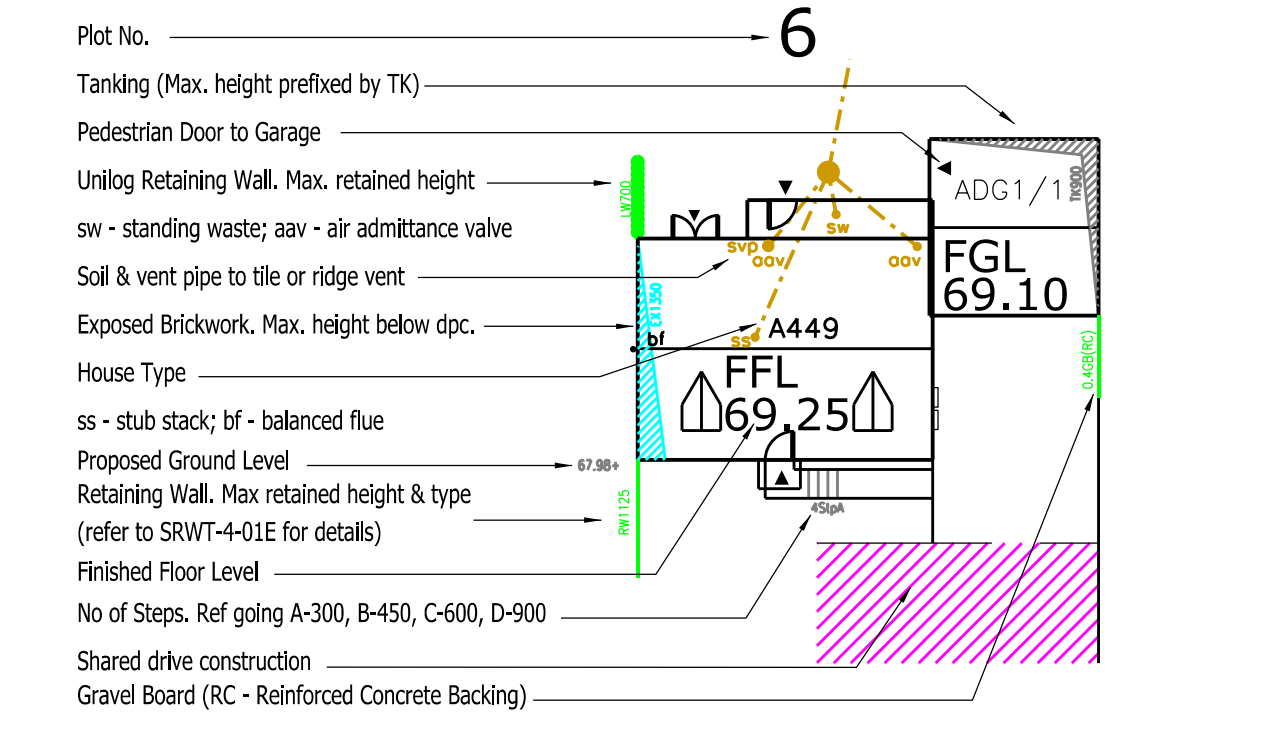
**NOTES**

- Contractors must check all dimensions on site. Only figure 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.

**NOTES CONT.**

- 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 Polypropylene or similar approved.
  - Pipe bedding material is to be Class 5 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 or more apart.
  - Drainage and road design subject to Water and Highway Authority approval.
  - Edge restraint to private/blockwork - 2 stretcher course (unless noted otherwise).

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        | Internal drainage revised on plots 272, 273 and 274   | CG    | AT      | 18.05.17 |
| 2        | Plot 300 DDPC added and associated drainage amended. Northern boundary levels amended                                       | AK    | AT      | 17.03.17 |
| 3        | Internal drainage revised on plots 249, 250, 261 & 262. Rear path revised for plots 287-288                                 | CG    | AT      | 07.02.17 |
| 4        | Levels revised to new access at rear of plots 289   | AT    | AT      | 18.10.16 |
| 5        | Exposed brickwork revised on plots 251, 252, 260, 262, 263, 264, 265. Level amended to garage sill. Gully added near garage | CG    | AT      | 28.06.16 |
| 6        | Internal drainage revised on plots 272, 273, 274 and 275. Level amended to garage sill. Gully added near garage             | CG    | AT      | 15.09.16 |
| 7        | Internal drainage revised on plots 272, 273, 274 and 275. Level amended to garage sill. Gully added near garage             | CG    | AT      | 15.09.16 |
| 8        | Internal drainage revised on plots 272, 273, 274 and 275. Level amended to garage sill. Gully added near garage             | CG    | AT      | 03.08.16 |
| 9        | Internal drainage revised on plots 272, 273, 274 and 275. Level amended to garage sill. Gully added near garage             | CG    | AT      | 07.07.16 |
| 10       | Internal drainage revised on plots 272, 273, 274 and 275. Level amended to garage sill. Gully added near garage             | CG    | AT      | 27.07.15 |

**WOODS HARDWICK**  
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE: UPPER HEYFORD  
PARCEL D6a (PHASE 5)  
DETAILS: PROPOSED ENGINEERING LAYOUT  
SHEET 1

SCALE: A3: 1:200 DATE: JUNE 2015 DRAWN: AT CHK: JF

HEYF-5-887 Q