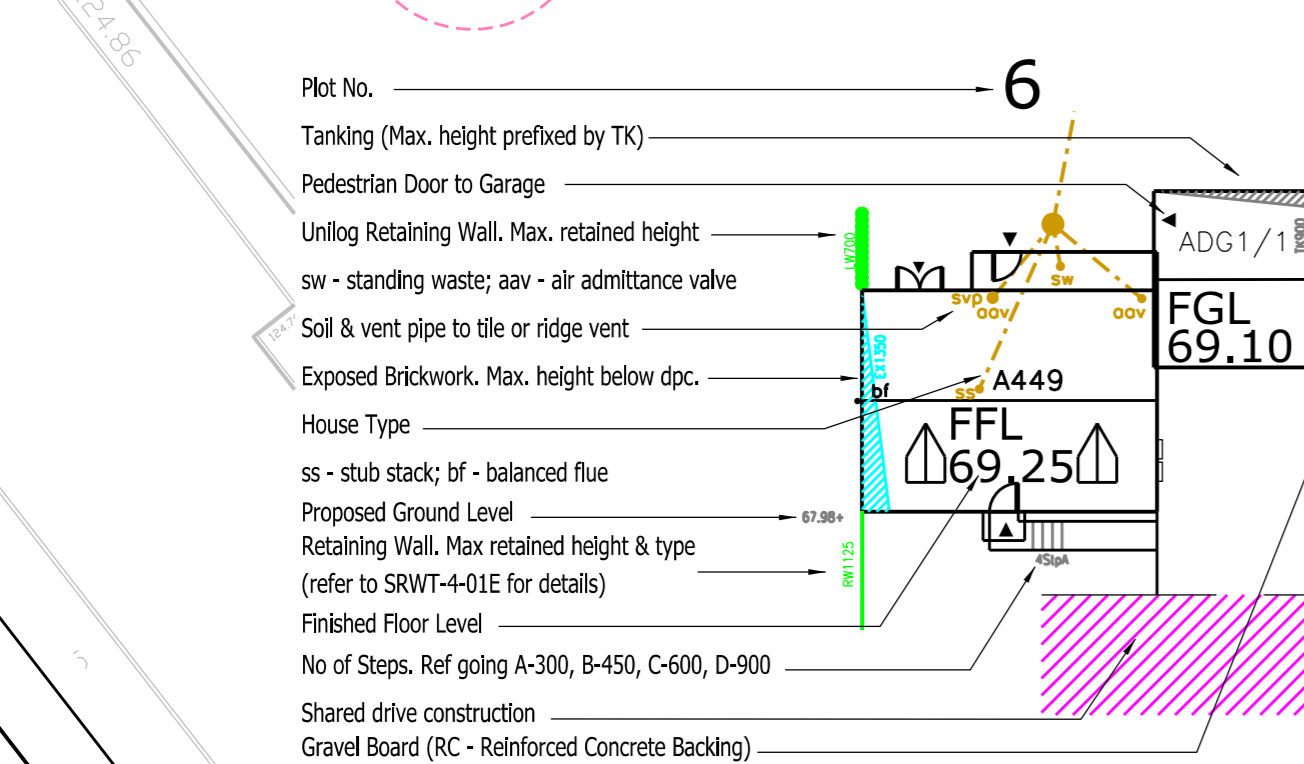
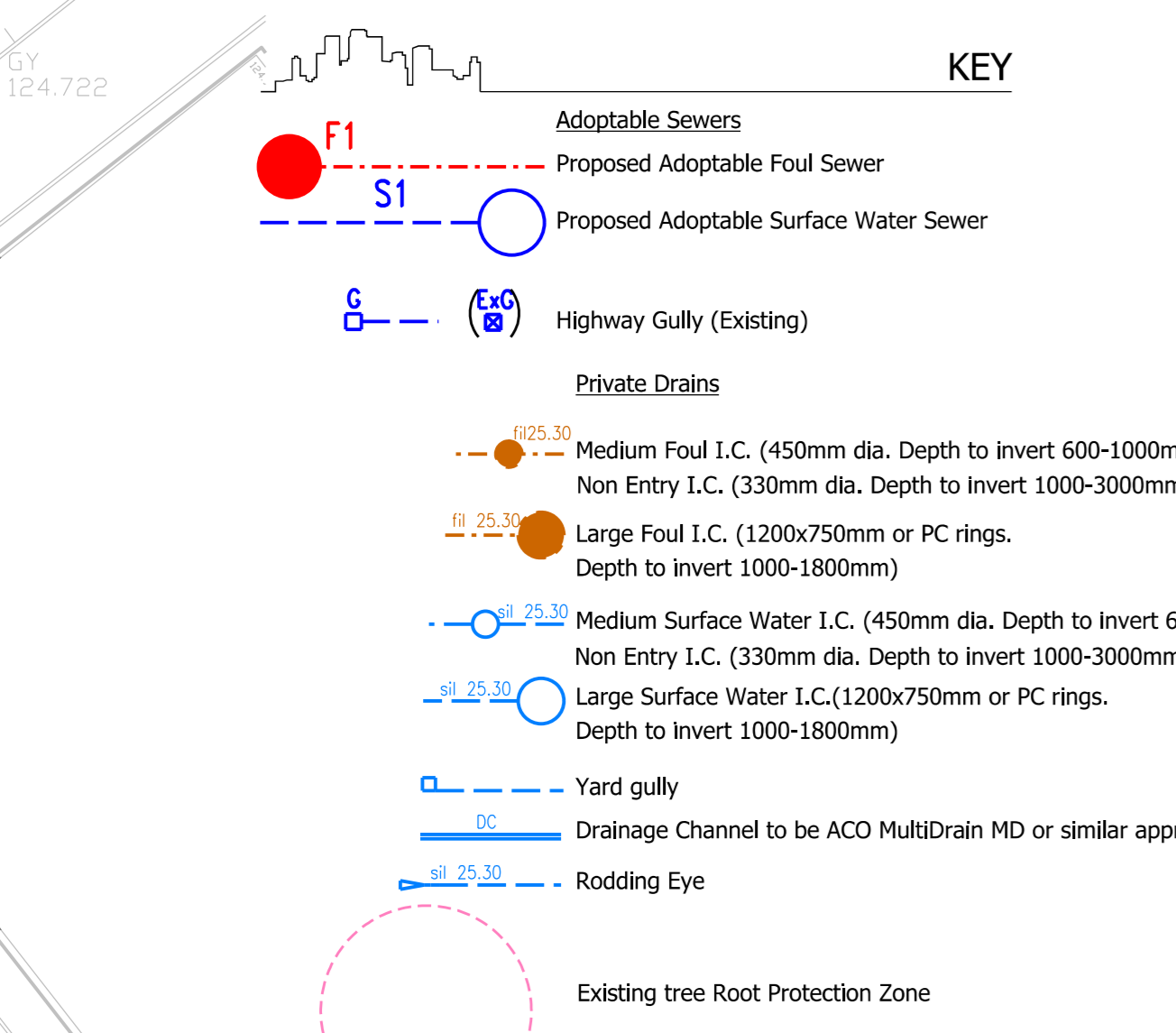


1. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. © THIS DRAWING IS COPYRIGHT.
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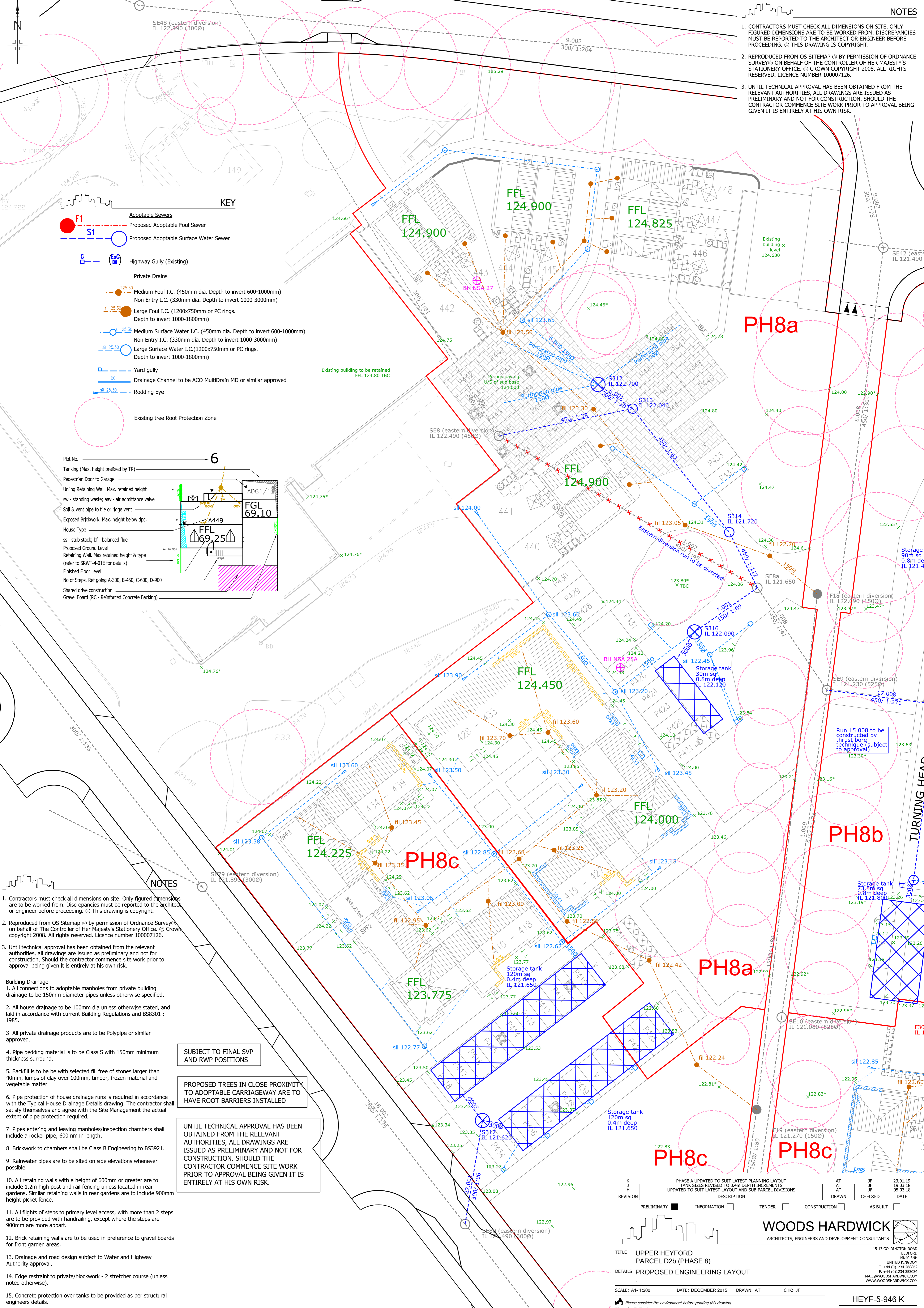
- NOTES**
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 3. Until technical approval has been obtained from the relevant authorities, all drawings are issued as preliminary and not for construction. Should the contractor commence site work prior to approval being given it is entirely at his own risk.

- Building Drainage**
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 or more apart.
 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).
 15. Concrete protection over tanks to be provided as per structural engineers details.

SUBJECT TO FINAL SVP AND RWP POSITIONS

PROPOSED TREES IN CLOSE PROXIMITY TO ADOPTABLE CARRIAGEWAY ARE TO HAVE ROOT BARRIERS INSTALLED

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.



PHASE A UPDATED TO SUIT LATEST PLANNING LAYOUT
TANK SIZES REVISED TO 0.4m DEPTH INCREMENTS
UPDATED TO SUIT LATEST LAYOUT AND SUB PARCEL DIVISIONS

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
K		AT	JF	23.01.19
J		AT	JF	19.03.18
H		AT	JF	05.03.18

PRELIMINARY INFORMATION TENDER CONSTRUCTION AS BUILT

WOODS HARDWICK
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE: UPPER HEYFORD PARCEL D2b (PHASE 8)
DETAILS: PROPOSED ENGINEERING LAYOUT

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

Please consider the environment before printing this drawing
Filepath: F:\Engineer

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