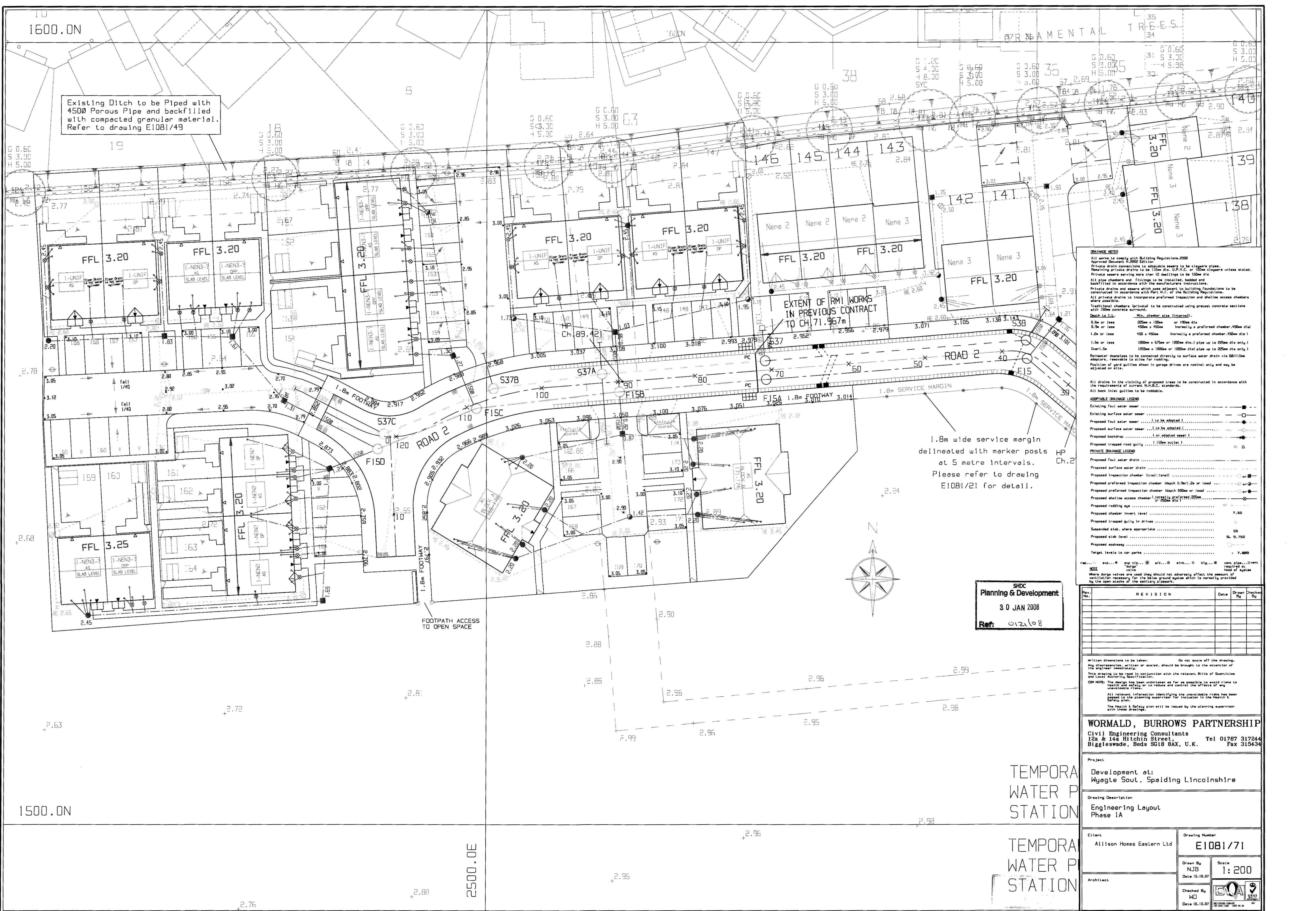




Existing Ditch to be Piped with 4500 Porous Pipe and backfilled with compacted granular material. Refer to drawing E1081/49

EXTENT OF RMI WORKS IN PREVIOUS CONTRACT TO CH.71.967m

1.8m wide service margin delineated with marker posts at 5 metre intervals. Please refer to drawing E1081/21 for detail.

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DRAINAGE NOTES
All works to comply with Building Regulations, 2000 Approved Document A, 2005 Edition.
Private drain connections to adoptable sewers to be in concrete pipes.
Rear garden private drains to be 150mm dia. U.P.V.C. or 100mm diameter unless stated.
Private drains serving more than 10 dwellings to be 150mm dia.
All pipe chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturer's instructions.
Private drains and sewers which pass adjacent to building foundations to be constructed in accordance with Part 4.1. of the Building Regulations.
All private drains to incorporate preformed inspection and shallow access chambers where possible.
Traditional chambers (for total to be constructed using precast concrete sections with 150mm concrete surround).
Depth to L.D.
0.6m or less 225mm x 100mm or 150mm dia
0.6m or less 450mm x 450mm normally a preformed chamber, 450mm dia
1.5m or less 450 x 450 normally a preformed chamber, 450mm dia
1.5m or less 1200mm x 675mm or 1200mm dia pipe up to 225mm dia only
1200mm x 1000mm or 1200mm dia pipe up to 225mm dia only
Rear garden drains to be connected directly to surface water drain via 60/110mm adapters, removable to allow for rodding.
Position of gullies shown in garage drives are nominal only and may be adjusted on site.

All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of current N.H.S.C. standards.
All back inlet gullies to be roddable.

ADOPTABLE DRAINAGE LEGEND

Existing foul water sewer	—●—
Existing surface water sewer	—○—
Proposed foul water sewer	—●—
Proposed surface water sewer	—○—
Proposed backdrop	—●—
Proposed road gully	—○—

PRIVATE DRAINAGE LEGEND

Proposed foul water drain	—●—
Proposed surface water drain	—○—
Proposed inspection chamber (traditional)	—○—
Proposed preformed inspection chamber (depth 0.9m/1.5m or less)	—○—
Proposed preformed inspection chamber (depth 600mm or less)	—○—
Proposed shallow access chamber (normally preformed, 225mm x 150mm dia)	—○—
Proposed rodding eye	—○—
Proposed chamber invert level	7.50
Proposed trapped gully in drive	—○—
Suspended slab, where appropriate	SS
Proposed slab level	SL 9.750
Proposed roadways	—○—
Target levels to car parks	x 7.880

NOTE
Where surge valves are used they should not adversely affect the amount of ventilation necessary for the below ground system which is normally provided by the open stacks of the sanitary plumbing.

Rev. No.	REVISION	Date	Drawn By	Checked By

Written dimensions to be taken. Do not scale off the drawing.
Any discrepancies, written or scaled, should be brought to the attention of the engineer immediately.
This drawing to be read in conjunction with the relevant Bills of Materials and Local Authority Specification.
CON NOTE: The design has been undertaken as far as possible to avoid risks to health and safety, or to reduce and control the effects of any unavoidable risks.
All relevant information identifying the unavoidable risks has been passed to the planning supervisor for inclusion in the Health & Safety plan.
The Health & Safety plan will be issued by the planning supervisor with these drawings.

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Project:
Development at:
Wygate Sout., Spalding Lincolnshire

Drawing Description:
Engineering Layout
Phase 1A

Client Allison Homes Eastern Ltd	Drawing Number E1081/71
Architect	Scale 1:200
Drawn By NJB Date 15.10.07	Checked By WD Date 15.10.07

TEMPORA
WATER P
STATION

TEMPORA
WATER P
STATION



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Planning & Development
30 JAN 2008
Ref: 012108

NOTES

Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the below office.
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LEGEND SOCIAL HOUSING UNITS	
	1.8m HIGH 'PRIVACY PANEL'
	1.2m HIGH CLOSE BOARDED WITH 600mm TRELLIS TO TOP
	1.8m HIGH TIMBER PERSONNEL GATE FITTED WITH 'RIM LOCK'
	WATER BUTT (200lt) TO INCLUDE OPENING LID, EXTERNAL TAP AND AUTOMATIC OVERFLOW CONNECTION
	ROTARY DRYER BASE POSITION
	1.8m x 2.4m TIMBER SHED FITTED WITH 'RIM LOCK'
	1.5m x 2.1m TIMBER SHED FITTED WITH 'RIM LOCK'
	PRIVATE LIGHTING COLUMN, TO BE AS PER S.38 LIGHTING SPECIFICATION
	HAZARD WARNING BOLLARD
	PRIVATE FEEDER PILLAR

NOTE:
ALL THRESHOLDS TO SOCIAL UNITS TO BE LEVEL ACCESS.

LEGEND	
	1.8m HIGH CLOSE BOARDED
	1.8m HIGH 'PRIVACY PANEL'
	1.8m HIGH TIMBER PERSONNEL GATE
	1.2m HIGH CHAINLINK
	1.2m HIGH TIMBER POST & RAIL
	600mm HIGH KNEE RAIL
	1.5m HIGH BLACK PAINTED BLUNT TOP RAILINGS
	1.2m HIGH BLACK PAINTED STEEL ESTATE FENCE
	900mm HIGH BRICK WALL
	1.8m HIGH BRICK WALL
	PRIVATE LIGHTING BOLLARD
	DOOR POSITION
	600mm WIDE SLABBED FOOTPATH
	900mm WIDE SLABBED FOOTPATH
	1200mm WIDE SLABBED FOOTPATH
	1500mm WIDE SLABBED FOOTPATH
	BLOCK PAVERS
	BULKHEAD LIGHT (fitted to fence or wall)
	INDICATIVE SUPPLY ROUTE (LIGHTING)

REV	DESCRIPTION	BY	DATE
B	MINOR ALTERATIONS TO LAYOUT (SIDE DOORS OMITTED FROM AFF 2 & AFF 3)	MD	30/07/07
A	HOUSE TYPE CODING AMENDED	MD	13/07/07

REVISIONS

SITE
**WYGATE SOUTH
RM1 Phase 2**

DRAWING
EXTERNAL WORKS

SCALE	1:200 @ A1	DRAWING NO.	A101-106-03
DATE	09/07/07		
DRAWN	MD		

CHECKED



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