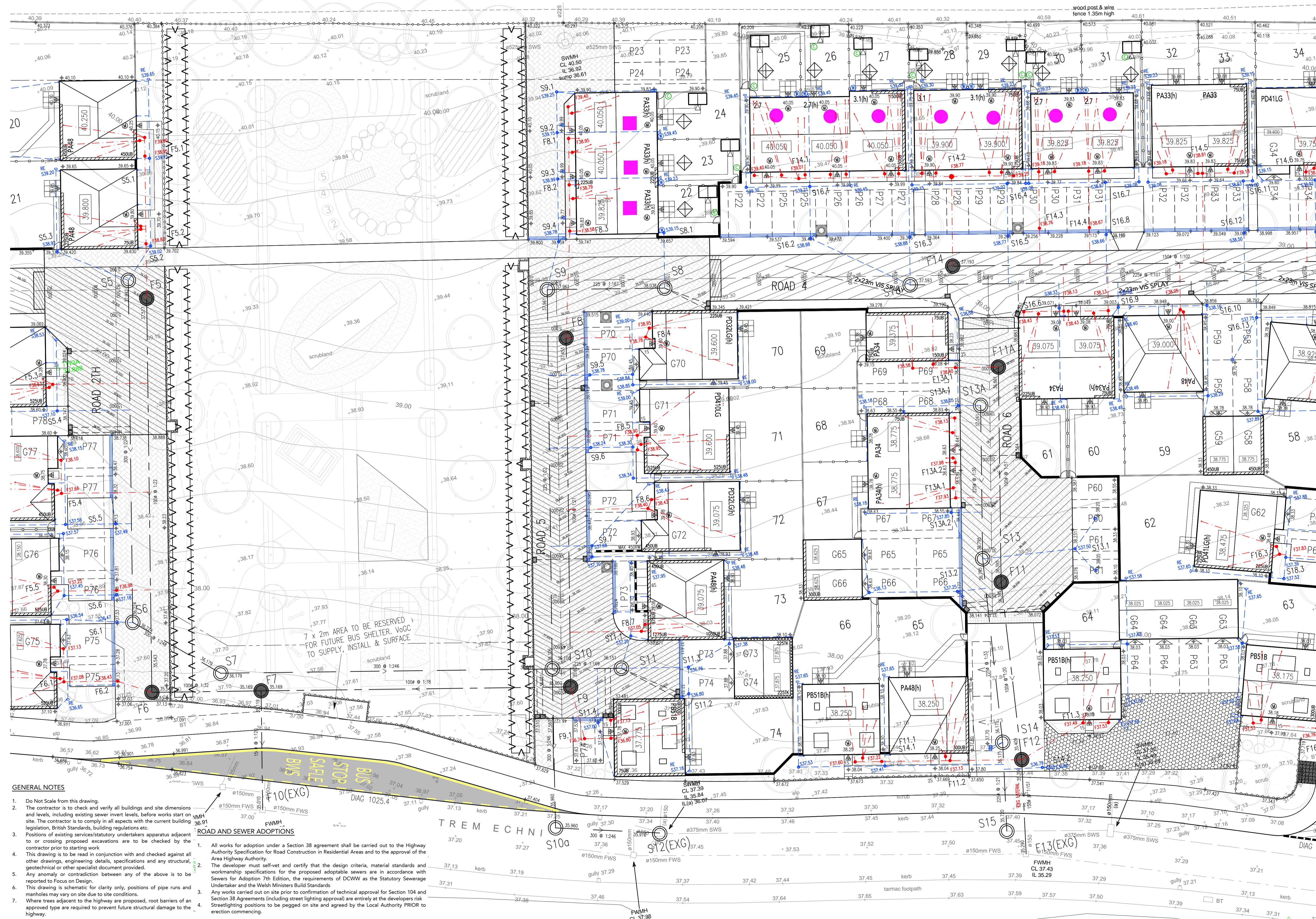


REFER TO DRAWING NO. 0460/301/1  
DETAILED ENGINEERING LAYOUT  
(SHEET 1 OF 3) FOR DRAWING LEGEND



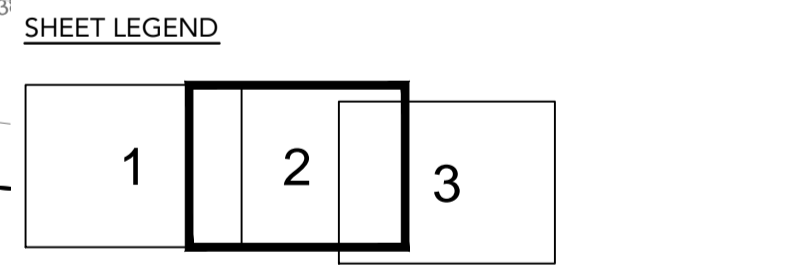
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- REVISIONS:**
- F 04/05/2014 PA34 HOUSE TYPES ADDED TO PLOTS 17, 18, 43, 54, 55, 60, 61, 67-69, AND 84-86 IN LIEU OF PA33 HOUSE TYPES. PD32, PD41, AND PD410 HOUSE TYPES RENAMED FROM SP TO LG. PB51 UNITS RENAMED TO PB18. ADOPTABLE INSPECTION CHAMBERS LABELED: R/W
  - E 23/07/2014 RAMP AMENDED AS PER THE VOCC STANDARD - SEE DRG NO. 0460/303C. BUS STOP DRAINAGE BACK OF FOOTWAY & LOT LEVELS REVISED ACCORDINGLY. STOPS OF LOTS 53, 64 & 67 AND ADDITIONAL FACEWORK / RETAINING WALLS TO PLOTS 54, 58, 62, 83 & 85-87. REVISED: F11A & S13A ADDED & DOWNSTREAM REVISED ACCORDINGLY. JL
  - A 04/06/2013 ENGINEERING REVISED TO SUIT LATEST LAYOUT. J.L

- DRAINAGE NOTES**
1. All private drainage shall be in accordance with BS8018 and relevant sections of Approved Document H of the Building Regulations.
  2. The contractor is to check the level of existing sewers being used as outfalls or crossing proposed drainage runs PRIOR to laying any pipes. Any discrepancies are to be reported to Focus on Design.
  3. Position of soil pipes, stubstacks, WC outlets, rainwater downpipes, etc., positions are to be checked against the house type working drawings.
  4. Private house drainage will be flexibly jointed plastic or clay pipework. Diameter 100mm unless shown otherwise.
  5. All connections for House Drains shall be 100mm unless noted otherwise and must extend 500mm behind the back of footway/homezone road. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
  6. For private drains where cover to pipes is less than 900mm in vehicular areas or 600mm in other areas protection in the form of a 100mm thick concrete pad shall be provided over the pipe granular surround.
  7. Where pipes pass through screen walls, footings or retaining walls lintels are to be provided over. Under buildings pipes shall be surrounded with 150mm thickness of granular material. Where drains pass within 1m of buildings the wall foundation shall be taken down below the invert of the pipe.
  8. Where drains do not exceed 600mm deep, plastic or clay access fittings minimum diameter 225mm shall be used. Elsewhere proprietary plastic or precast concrete inspection chambers shall be used. Unless shown otherwise F/W inspection chambers are to be 750mm below dpc level and SW chambers and rodding eyes to be 600mm below dpc.
  9. All gullies and rainwater downpipes connected directly to drains are to be roddable.
  10. House levels shown are dpc and adjacent garage floors are to be 150mm lower unless shown otherwise. Levels at drainage access points are inverts.
  11. Drainage runs should be laid at a minimum of 5.0m from the rear of properties where practical to allow for future extensions.
  12. All drainage shall be laid upstream and each run between manholes shall be laid complete prior to backfilling. Where this is not practical trial holes or other means of identifying the line and level of services shall be carried out prior to works commencing.
  13. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
  14. All low spots on hardstanding areas to have yard gullies unless permeable paving is used.

- ACCESS FOR DISABLED PEOPLE NOTES**
1. Where a level approach (not exceeding 1 in 20) is not possible, disabled access should be provided by a ramp, which should have:
    - \* 10m. max length for gradients not steeper than 1 in 15.
    - \* 5m. max length for gradients not steeper than 1 in 12.
    - \* 900mm min unobstructed width.
    - \* 1.2m min length landings top and bottom and intermediate if necessary.
  2. Where the plot gradient exceeds 1 in 15 from the designated car parking position to the entrance door, disabled access may be provided by external steps which should have:
    - \* 900mm min width.
    - \* 1.8m max. rise of flight.
    - \* 900mm min length landings top and bottom and intermediate if necessary.
    - \* Riser height between 75mm and 150mm.
    - \* 280mm min going.
    - \* nosing profile which does not overhang the riser to create a tripping hazard.
    - \* Continuous handrail on one side if having 3 or more risers, which should be easily gripped, 850 to 1000mm above the pitch line, and extend 300mm beyond the top and bottom nosings.
    - \* an accessible threshold into the building.



- GENERAL NOTES**
1. Do Not Scale from this drawing.
  2. The contractor is to check and verify all buildings and site dimensions and levels, including existing sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
  3. Positions of existing services/stutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
  4. This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided.
  5. Any anomaly or contradiction between any of the above is to be reported to Focus on Design.
  6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
  7. Where trees adjacent to the highway are proposed, root barriers of an approved type are required to prevent future structural damage to the highway.

- ROAD AND SEWER ADOPTIONS**
1. All works for adoption under a Section 38 agreement shall be carried out to the Highway Authority Specification for Road Construction in Residential Areas and to the approval of the Area Highway Authority.
  2. The developer must self-verify and certify that the design criteria, material standards and workmanship specifications for the proposed adoptable sewers are in accordance with Sewers for Adoption 7th Edition, the requirements of DCWW as the Statutory Sewerage Undertaker and the Welsh Ministers Build Standards.
  3. Any works carried out on site prior to confirmation of technical approval for Section 104 and Section 38 Agreements (including street lighting approval) are entirely at the developer's risk. Streetlighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.

