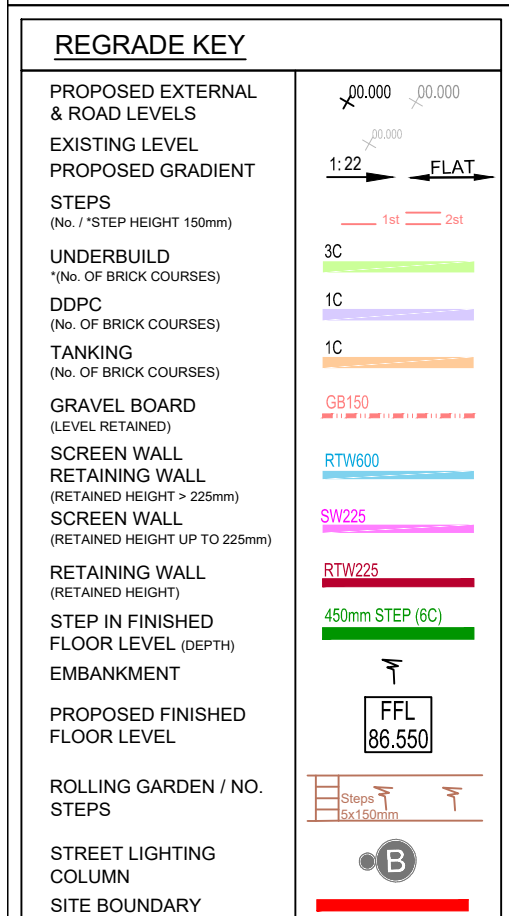
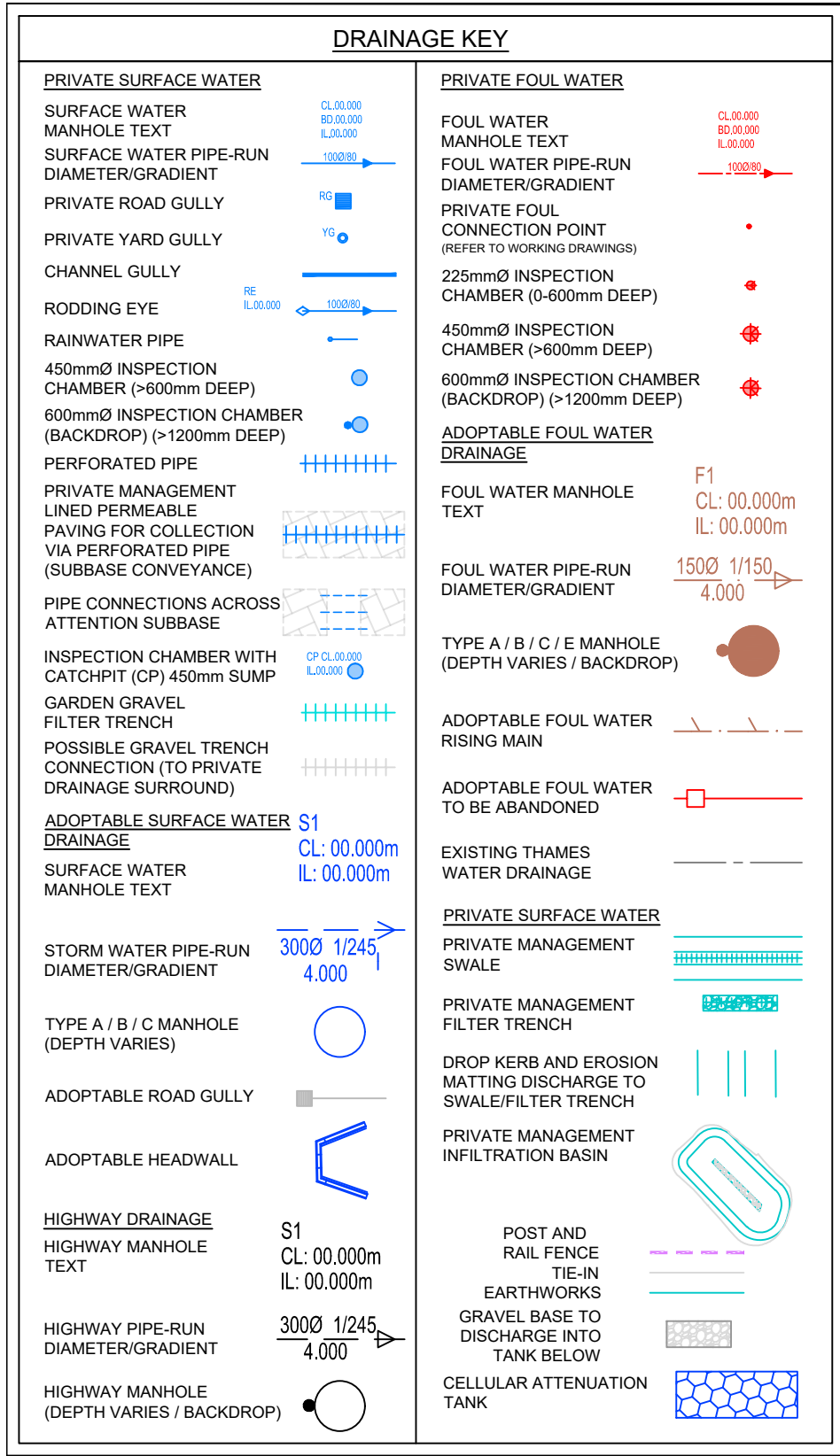




NOTES

1. ALL HEIGHTS TO BE 100MM UNLESS SPECIFIED OTHERWISE.

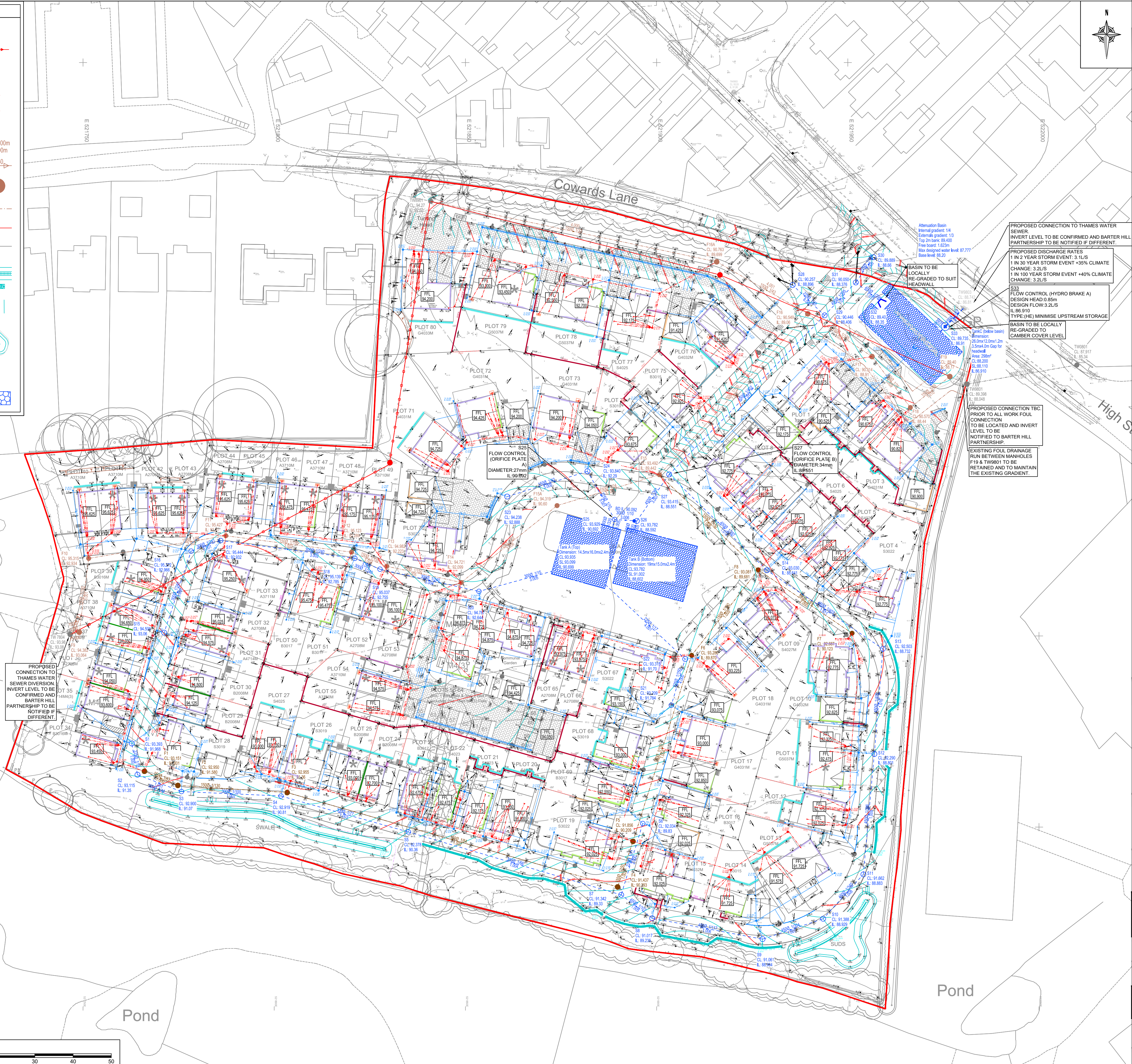
2. UNDERBUILD NO BRICK COURSES.

3. TANKING 100MM BELOW FFL.

4. GARAGE: 100MM BELOW FFL.

SCALE 1:500

0 10 20 30 40 50



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Notes			
1. All adoptable drainage to be installed/constructed to 'Sewerage Sector' Guidance Code For Adoption' standards and in accordance with Thames Water's guidance. 2. Connections to the existing sewers shall be subject to the approval of Thames Water and shall be carried out by a contractor approved by Thames Water. The contractor shall comply with the requirements of Thames Water with regards to submitting method statements, risk assessments etc for obtaining a 'permit to work' on the existing sewer. 3. Where drainage is to be adopted, manhole covers are to be permanently and visibly badged with the TV logo and the lettering 'SW' for surface water and 'FW' for foul water. 4. Where possible orientation of manhole access covers to be orthogonal with adjacent kerb line. 5. Manhole covers to be set flush with binder course on new road construction and raised to final levels when surface course is laid at later date. 6. Sulphate resisting cement and concrete products to be used for foul sewerage. 7. All pipes entering or leaving manholes shall be laid with their soffits level, unless shown or agreed otherwise. 8. Gully connections to be 150mm Dia at a gradient no flatter than 1 in 150 unless stated otherwise. 9. The private foul and storm water drainage shall be subject to inspections by the local building control officer. The contractor shall liaise with the building inspector with regard to making inspections at the appropriate stages of the work. 10. All private foul and storm water sewers shall be 100/110mm dia clayware or PVC unless stated otherwise. Storm sewers shall be laid at a gradient no flatter than 1 in 100, and foul sewers to a gradient no flatter than 1 in 80 unless stated otherwise on the drawings.			
PROTECTION TO ADOPTABLE SEWERS:-			
11. Type S bedding to be used in non-trafficked areas where the cover to the crown of the sewer is greater than or equal to 900mm. 12. Type S bedding to be used in trafficked areas where the cover to the crown of the sewer is greater than or equal to 1200mm. 13. Concrete Slab Protection to be provided in trafficked areas where the cover to the crown of the sewer is less than 1200mm.			
PROTECTION TO PRIVATE SEWERS:-			
14. Type S bedding to be used in non-trafficked areas. 15. Type S bedding to be used in trafficked areas where the cover to the crown of the sewer is greater than or equal to 900mm. 16. Type Z bedding to be used in trafficked areas where the cover to the crown of the sewer is less than 900mm. 17. Inspection chambers in shared private drive to have D400 Covers.			
C6	Scale Bar added	LA	JH 21/08/25
C5	Engineering Layout updated to suit S278 technical approval	LA	JR 07/08/25
C4	Plot external levels updated to suit FFL where applicable	LA	JR 06/05/25
C3	Plot B garage levels updated	LA	JWH 15/04/25
C2	M1 F10 invert level updated	LA	JWH 14/02/25
C1	Construction Issue	LA	AR 02/09/24
T4	Amended to suit LLFA comments, revised layout, client comments.	AR	AB 24/07/24
T3	Flow controls/S185 route amended	AR	AB 04/03/24
T2	Plot drainage and level value engineered	AR	AB 09/02/24
T1	TENDER ISSUE	JCR	AB 19/01/24
Rev.	Description	By	Chk. Date
Barter Hill Partnership Limited Greenway Business Centre Greenway Harlow Business Park Essex CM19 5QE t: 01279 430888 e: mail@barterhill.co.uk			
Consulting Structural & Civil Engineers 15 Meridian Way Meridian Business Park Norwich NR7 0TA t: 01603 300360 e: mail@barterhill.co.uk			
Client			
croudacehomes			
Project			
Cowards Lane, Codicote			
Drawing Title			
Engineering Layout Overview			
Designed by	Drawn by	Checked by	
AR	JCR	AB	
Scale @ A1	Contact Office	Date	
1:500	Norwich	January 2024	
Status	Revision	Job Ref	
CONSTRUCTION ISSUE	C6	9674	
Drawing No			
093-BHP-XX-XX-D-C-030-06			
Cad file			
P:9674/Civils/BHP Drawings/093-BHP-XX-XX-D-C-030			