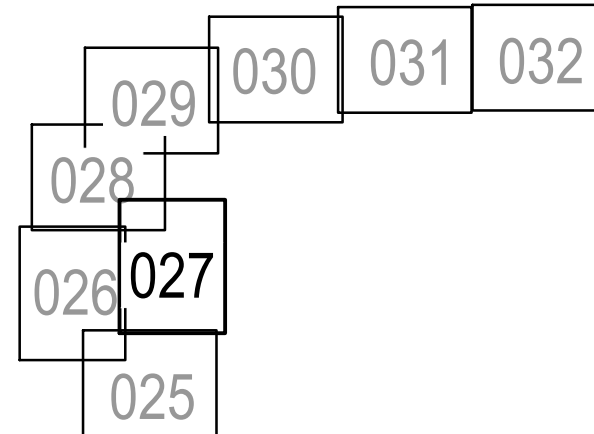


| DRAINAGE KEY                       |                            |
|------------------------------------|----------------------------|
| PRIVATE SURFACE WATER              | PRIVATE FOUL WATER         |
| INSPECTION CHAMBER TEXT            | INSPECTION CHAMBER TEXT    |
| PIPE-RUN DIAMETER/GRADIENT         | PIPE-RUN DIAMETER/GRADIENT |
| ROAD GULLY                         | SOIL & VENT PIPE           |
| RODDING EYE                        | STUB STACK                 |
| RAIN WATER PIPE                    | WATER CLOSET               |
| PERMEABLE PAVING                   | WASH HAND BASIN            |
| PERMEABLE PAVING CHECK DAM         | TRAPPED GULLY              |
| BLOCK PAVED SERVICE STRIP          | SEALED FLOOR GULLY         |
| ASPHALT SURFACING                  | BACK INLET GULLY           |
| CRATE INFILTRATION                 | FLOOR SOCKET               |
| FRENCH DRAIN                       | AIR ADMITTANCE VALVE       |
| CHANNEL DRAIN                      | DIRECT CONNECTION          |
| INSPECTION CHAMBERS                |                            |
| 225mm Ø, 0-600mm DEEP              |                            |
| 225mm Ø, 0-600mm DEEP              |                            |
| 480mm Ø, >600mm DEEP               |                            |
| 600mm Ø (BACKDROP) >1200mm DEEP    |                            |
| MANHOLES                           |                            |
| 1200mm Ø (TRAFFICKED) >1200mm DEEP |                            |
| 1200mm Ø (BACKDROP) >1200mm DEEP   |                            |
| S104 ADOPTABLE SURFACE WATER       |                            |
| MANHOLE TEXT                       |                            |
| PIPE-RUN DIAMETER/GRADIENT         |                            |
| INSPECTION CHAMBER DEPTH VARIES    |                            |
| TYPE C MANHOLE                     |                            |
| ADOPTABLE HIGHWAY SURFACE WATER    |                            |
| PIPE-RUN DIAMETER/GRADIENT         |                            |
| INSPECTION CHAMBER DEPTH VARIES    |                            |
| ADOPTABLE ROAD GULLY               |                            |

| REGRADE KEY                          |             |
|--------------------------------------|-------------|
| RETAINING WALL- LEVEL RETAINED (MM)  | 450 RW      |
| SCREEN WALL- LEVEL RETAINED (MM)     | 450 RW      |
| GRAVEL BOARDS- LEVEL RETAINED (MM)   | 300 GB      |
| UNDERBUILD WITH NO. OF BRICK COURSES | 20          |
| RAISED /SECONDARY D.P.C. (2 COURSES) | DPC         |
| TANKING - WITH NO. OF BRICK COURSES  | 20          |
| PROPOSED LEVEL                       | 00.000      |
| EXISTING LEVEL                       | 00.000      |
| GRADIENT                             | 1/12        |
| STEPS                                | 1st 2nd 3rd |
| BANKING MARKER                       |             |
| FINISHED FLOOR LEVEL                 | FL 00.000   |

- GENERAL
- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
  - ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
  - THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
  - ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
  - ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
  - ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
  - ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
  - PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORDING AGREED WITH THE PLANNING AUTHORITY.
  - DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEPED AND KEPT CLEAR OF OBSTRUCTIONS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
  - PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.
  - ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS' 2016.
  - ALL SEWER WORKS ARE TO BE IN ACCORDANCE WITH THE SEWERAGE SECTOR GUIDANCE: DESIGN AND CONSTRUCTION GUIDE.
  - ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.



SHEET LAYOUT

|     |  |     |     |          |
|-----|--|-----|-----|----------|
| C14 | EXTERNAL WORKS DETAIL UPDATED TO PLOTS 62, 64 & 67   | DCH | DW  | 19.09.24 |
| C15 | UPDATED SITE LAYOUT INCORPORATED, VISITOR PARKING BAYS ADJACENT TO PLOTS 82/83 AMENDED ACCORDINGLY. LEVELS TO PLOT 62/83 DRAWINGS UPDATED TO SUIT, APPROVED STREETLIGHTING DESIGN INCORPORATED.            | DCH | DW  | 26.08.24 |
| C12 | HOUSE TYPES CONTAINING INTERNAL GARAGES UPDATED TO DETAIL RAISED DPC RATHER THAN TANKING AS PER CLIENT COMMENTS  | DCH | DW  | 02.04.24 |
| C11 | EASTERN BUND REMOVED AS PER CLIENT REQUEST   | DCH | DW  | 13.03.24 |
| C10 | ADDITIONAL FOOTWAY EXTENT PROVIDED ALONG EASTER SIDE OF ROAD 1 TO SCHEMATIC PROPOSED BUS STOP LOCATION. DRAINAGE KEY UPDATED TO REFERENCE S104 ADOPTABLE DRAINAGE FOR CLARITY AS PER EDC COMMENTS 31.07.23 | DCH | DW  | 14.08.23 |
| C09 | HIGHWAY DRAINAGE EXTENTS COLOURED BLACK FOR CLARITY IN ACCORDANCE WITH AHS COMMENTS  | DCH | DW  | 11.07.23 |
| C08 | STREET LIGHTING DESIGN INCORPORATED  | DCH | DW  | 29.06.23 |
| C07 | DRAINAGE AND LEVELS UPDATED TO PLOTS 58/59 FOLLOWING UPDATED SITE LAYOUT   | DCH | DW  | 01.06.23 |
| C06 | PRIVATE DRAINAGE UPDATED TO SUIT CLIENT COMMENTS. LANDSCAPING PROPOSALS INCORPORATED. PRIVATE DRAINAGE UPDATED ACCORDINGLY AND TO SUIT CLIENT COMMENTS.  | DCH | DW  | 02.05.23 |
| C04 | VISITOR PARKING BAYS AMENDED TO PRIVATE  | DW  | ROW | 22.02.23 |
| C03 | DRAINAGE AND LEVELS UPDATED TO LAYOUT RE PLAN  | DW  | ROW | 17.01.23 |
| C02 | DRAINAGE AND LEVELS UPDATED TO LATEST LAYOUT   | LB  | DW  | 22.07.22 |
| C01 | INITIAL ISSUE  | LB  | DW  | 25.02.22 |

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Tel: 01473 538038 --- www.ingent.co.uk --- email: info@ingent.co.uk

| PRELIMINARY   |                   |                   |                    |
|---|-------------------|-------------------|--------------------|
| Project<br>SHIRE HILL FARM,<br>SAFFRON WALDEN, ESSEX. |                   |                   |                    |
| Drawing Title<br>ENGINEERING LAYOUT<br>SHEET 3 OF 8   |                   |                   |                    |
| Client<br>REDROW HOMES                                |                   | Date<br>FEB 2022  |                    |
| Drawn by<br>LB  | Designed by<br>DW | Checked by<br>DCH | Approved by<br>RGW |
| Scale<br>1:200<br>5m 0m 5m 10m                        |                   |                   |                    |
| Drawing No.<br>2544-ING-21-00-DR-C-17-027             |                   | Revision.<br>C14  | Size<br>A1         |