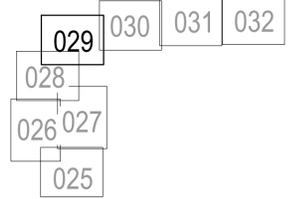


DRAINAGE KEY	
PRIVATE SURFACE WATER	PRIVATE FOUL WATER
INSPECTION CHAMBER TEXT	INSPECTION CHAMBER TEXT
PIPE-RUN DIAMETER/GRADIENT	PIPE-RUN DIAMETER/GRADIENT
ROAD GULLY	SOIL & VENT PIPE
YARD GULLY	STUB STACK
RODDING EYE	WATER CLOSET
RAIN WATER PIPE	WASH HAND BASIN
PERMEABLE PAVING	TRAPPED GULLY
PERMEABLE PAVING CHECK DAM	SEALED FLOOR GULLY
BLOCK PAVED SERVICE STRIP	BACK INLET GULLY
ASPHALT SURFACING	FLOOR SOCKET
CRATE INFILTRATION	AIR ADMITTANCE VALVE
FRENCH DRAIN	DIRECT CONNECTION
CHANNEL DRAIN	INSPECTION CHAMBERS
INSPECTION CHAMBERS	INSPECTION CHAMBERS
225mm Ø, 0-600mm DEEP	225mm Ø, 0-600mm DEEP
480mm Ø, >600mm DEEP	480mm Ø, >600mm DEEP
600mm Ø (BACKDROP)	600mm Ø (BACKDROP)
>1200mm DEEP	>1200mm DEEP
MANHOLES	MANHOLES
1200mm Ø (TRAFFICKED)	1200mm Ø (TRAFFICKED)
>1200mm DEEP	>1200mm DEEP
1200mm Ø (BACKDROP)	1200mm Ø (BACKDROP)
>1200mm DEEP	>1200mm DEEP
S104 ADOPTABLE SURFACE WATER	S104 ADOPTABLE SURFACE WATER
MANHOLE TEXT	MANHOLE TEXT
PIPE-RUN DIAMETER/GRADIENT	PIPE-RUN DIAMETER/GRADIENT
INSPECTION CHAMBER DEPTH VARIES	INSPECTION CHAMBER DEPTH VARIES
TYPE C MANHOLE	TYPE C MANHOLE
ADOPTABLE HIGHWAY SURFACE WATER	ADOPTABLE HIGHWAY SURFACE WATER
PIPE-RUN DIAMETER/GRADIENT	PIPE-RUN DIAMETER/GRADIENT
INSPECTION CHAMBER DEPTH VARIES	INSPECTION CHAMBER DEPTH VARIES
ADOPTABLE ROAD GULLY	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	2C
RAISED /SECONDARY D.P.C. (2 COURSES)	DPC
TANKING - WITH NO. OF BRICK COURSES	2C
PROPOSED LEVEL	00.000
EXISTING LEVEL	00.000
GRADIENT	1/12
STEPS	1st 2nd 3rd
BANKING MARKER	
FINISHED FLOOR LEVEL	F.F.L. 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 ERRECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORKING 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

Rev	Revision Notes	Drawn	Approved	Date
C17	LEVELS UPDATED TO SUIT LATEST BUS STOP LOCATION	DW	DW	14.11.25
C16	EXTERNAL WORKS DETAIL UPDATED TO PLOTS 2-5 TO SUIT REVISED LAYOUT	DCH	DW	14.03.25
C15	RETAINING TO PLOTS 7/8 & 16/19 GARDENS UPDATED TO LATEST LAYOUT	DCH	DW	25.09.24
C14	RETAINING TO PLOT 1/2 GARDENS UPDATED TO LATEST LAYOUT	DCH	DW	23.08.24
C13	UPDATED SITE LAYOUT INCORPORATED, VISITOR PARKING BAYS ADJUSTED TO PLOT 7 AMENITIES ACCORDINGLY, APPROVED SIRELIGHTING DESIGN INCORPORATED	DCH	DW	26.06.24
C12	HOUSEHOLD CONTAINING INTERNAL GARAGES UPDATED TO 120L TRAPED DPC RATHER THAN TANKING AS PER CLIENT COMMENTS	DCH	DW	02.04.24
C11	FRANCE LINES UPDATED AS PER AMENDED LAYOUT, PLOTS 11-14 GARDEN LEVELS AMENDED TO SUIT CLIENT COMMENTS, ADDITIONAL FILTER TRENCHES PROVIDED TO SUIT NEW GARDEN GRADIENTS, MINOR PRIVATE DRAINAGE UPDATES	DCH	DW	13.03.24
C10	DRAINAGE KEY UPDATED TO REFERENCE S104 ADOPTABLE DRAINAGE FOR CLARITY AS PER EDC COMMENTS 31.07.23	DCH	ROW	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	PRIVATE DRAINAGE UPDATED TO SUIT CLIENT COMMENTS, UPHOUSED ACCORDINGLY AND TO SUIT CLIENT COMMENTS	DCH	DW	28.04.23
C06	LANDSCAPING PROPOSALS INCORPORATED, PRIVATE DRAINAGE UPHOUSED ACCORDINGLY AND TO SUIT CLIENT COMMENTS	DCH	DW	12.04.23
C05	VISITOR PARKING BAYS AMENDED TO PRIVATE	DW	ROW	22.02.23
C04	DRAINAGE AND LEVELS UPDATED TO LAYOUT RE PLAN	DW	ROW	17.01.23
C03	FRENCH DRAIN ADDED TO NORTHERN SITE BOUNDARY	LB	DW	01.08.22
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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PRELIMINARY

Project
**SHIRE HILL FARM,
SAFFRON WALDEN, ESSEX.**

Drawing Title
**ENGINEERING LAYOUT
SHEET 5 OF 8**

Client REDROW HOMES	Date FEB 2022
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Drawn by LB	Designed by DW	Checked by DW	Approved by RGW
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Scale 1:200	
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Drawing No. 2544-ING-Z1-00-DR-C-17-029	Revision C17	Size A1
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