



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	
225mm Ø, 0-600mm DEEP	480mm Ø, >600mm DEEP
480mm Ø, >600mm DEEP	600mm Ø (BACKDROP) >1200mm DEEP
600mm Ø (BACKDROP) >1200mm DEEP	MANHOLES
MANHOLES	1200mm Ø (TRAFFICKED) >1200mm DEEP
1200mm Ø (BACKDROP) >1200mm DEEP	1200mm Ø (BACKDROP) >1200mm DEEP
S104 ADOPTABLE SURFACE WATER	S104 ADOPTABLE FOUL 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	FOUL RISING MAIN
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	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	FFL 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 SWEPT 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

029 030 031 032

028 026 027 025

C13	EXTERNAL WORKS DETAIL UPDATED TO PLOTS 5 & 56/57 TO SUIT REVISED LAYOUT	DCH	DW	14.03.25
C12	EXTERNAL WORKS DETAIL UPDATED TO PLOTS 62 TO SUIT REVISED LAYOUT	DCH	DW	19.09.24
C11	UPDATED SITE LAYOUT INCORPORATED, LEVELS TO PLOT 62/63, DRIVEWAYS UPDATED TO SUIT, APPROVED STREETLIGHTING DESIGN INCORPORATED.	DCH	DW	26.06.24
C10	HOUSE TYPES CONTAINING INTERNAL GARAGES UPDATED TO DETAIL BASED DPC RATHER THAN TANKING AS PER CLIENT COMMENTS	DCH	DW	02.04.24
C09	LEVELS AND RETAINING AMENDED ADJACENT TO PLOT 52/53 & PROPOSED SCHOOL BOUNDARY AS PER CLIENT REQUEST	DCH	DW	13.03.24
C08	ADDITIONAL FOOTWAY EXTENT PROVIDED ALONG EASTER SIDE OF ROAD 1 TO SUIT PROPOSED BUS STOP LOCATION, DRAINAGE KEY UPDATED TO REFERENCE S104 ADOPTABLE DRAINAGE FOR CLARITY AS PER EDC COMMENTS 31.07.23	DCH	ROW	14.08.23
C07	HIGHWAY DRAINAGE EXTENTS COLOURED BLACK FOR CLARITY IN ACCORDANCE WITH AWC COMMENTS	DCH	DW	11.07.23
C06	STREET LIGHTING DESIGN INCORPORATED	DCH	DW	29.06.23
C05	DRAINAGE AND LEVELS UPDATED TO PLOTS 58/59 FOLLOWING UPDATED SITE LAYOUT	DCH	DW	01.06.23
C04	LANDSCAPING PROPOSALS INCORPORATED, PRIVATE DRAINAGE UPDATED ACCORDINGLY AND TO SUIT CLIENT COMMENTS.	DCH	DW	12.04.23
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

INGENT
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PRELIMINARY

Project
SHIRE HILL FARM,
SAFFRON WALDEN, ESSEX.

Drawing Title
ENGINEERING LAYOUT
SHEET 4 OF 8

Client	REDROW HOMES	Date	FEB 2022
Drawn by	LB	Designed by	DW
Checked by	DW	Approved by	RGW

Scale
1:200
0m 5m 10m

Drawing No.	2544-ING-Z1-00-DR-C-17-028	Revision	C13	Size	A1
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