KEY:

Adoptable Sewers:

Proposed Foul sewer

Foul sewer Installed as per 5416 Infrastructure Design & 6308 Parcel A3

Foul Backdrop

Private Drainage:

Storm sewer

Storm Gully

Existing Storm Gully

Storm sewer Installed as per 5416 Infrastructure Design & 6308 Parcel A3 Storm Backdrop

Foul drain

Internal private foul connections shown indicatively. Awaiting working house sub-structures.

Storm drain

Rodding eye

Yard gully

Aco drain

ACO DRAIN

PCC 900x450 Gully

All private inspection chambers shall be polypropylene non-access chambers in accordance with The Building Regulations, Part H.

Chamber sizes:
Depth to invert <0.6m DN300
Depth to invert >0.6m DN475

Invert levels shown thus: F10.00 S10.00

Refer to note 14 regarding building drainage sizes and gradients

Externals:

Existing Levels 127.43

Proposed Carriageway Levels +114.298

Proposed External Plot & Parking Levels 115.95

Finished floor levels shown thus: FFL 10.00

All driveway to be set 10mm lower than finished level abutting garages entrances for water check purposes.

Fall Arrows

Flush Access

Stepped Access

Pedestrian Crossing PC

Dropped Kerb – Pedestrian Access DK

Exposed Brickwork EXT BWK

Tanking TK TK TK

Slab on Edge SOE SOE

Refer to architects working details

For areas where the external ground levels are above, flush with, or less than 150mm below finished floor levels refer to Persimmon Homes /Charles Church detail drawings numbered SOCO-GD-TF-DPC-01 & S4GD-ACC-02 for DPC details

In accordance with Part-M of the Building Regulations –
Every flight of steps with three or more risers (approach to primary access point to have a suitable grippable handrail on one side of the flight (or both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.

Retaining Walls RWALL To structural engineers details

CGB Concrete Gravel Board

Air Source Heat Pump ASHP

Indicative Street Lighting Positions –

Lighting Design Positions from Other Phases

SHEET 1

SHEET 2

SHEET 3

SHEET 4

PHA3 ROAD 2

PHA3 ROAD 1

ACCESS ROAD 1A

Gullies to be reinstated on Lapham Vale as per Brookbanks Phase A1 engineering series 10152-110-001

Drawing Notes:

1. This drawing is based on the latest architectural planning layout supplied by Persimmon Homes, together with all other relevant drawings series connected to this parcel including documents and specifications, including and developer house type information.
2. Any discrepancies should be reported to MJA Consulting.
3. Do not scale from this drawing.
4. All levels relate to Ordnance Datum; all dimensions in metres unless otherwise specified. Site survey grid & co-ordinates to be checked on site prior to commencement of any works.
5. The level & location of all existing services shall be verified and marked on site by the Contractor prior to commencing any construction works.
6. All highway works should be built to an adoptable standard and carried out in accordance with the MCHW Specification for Highway Works and the requirements of the Local Highway Authority.
7. All adoptable foul & surface manholes, pipework and associated structures shall be constructed in accordance with current form of Sewers for Adoption latest 'Design & Construction Guidance (DCG)' and to Wessex Water's Water Authority specification and Addendum.

   All adoptable pipework up to DN225 shall be Extra Strength Vitrified Clay, DN300 or above shall be concrete. All adoptable pipes to be Strength Class 120. If the contractor wishes to use structural wall plastic pipe, then approval must be gained from the Adopting Water Authority.
8. All highway drainage and associated structures to be constructed in accordance with Sewers Adoption guidance and any relevant specification issued by the Local Highway Authority.
9. All surface water sewers which are not to be adopted as public sewers under a Section 104 agreement, shall be constructed using TwinWall pipes up to DN600 unless agreed otherwise by the developer. Pipes >DN600 shall be concrete material.
10. Engineering layouts show below ground drainage only. All soil pipes, stub stacks, WC outlets and rainwater downpipe locations are indicative only. Details should be cross checked against latest development Architect's drawings to ensure compatibility. All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m, except head of run. Lintels or sleeves to be used for passing through foundation brickwork.
11. Rainwater downpipes to be connected directly to drains via removable adaptor to permit access for rodding.
12. All foul & storm water building drainage not offered for adoption shall be constructed using clay, uPVC or structural wall plastic pipework laid in accordance with manufacturer's specification, Building Regulations Part H, BS EN 752 and to NHBC Standards.
13. Building drainage. Foul drainage to be DN100 laid at a minimum gradient of 1 in 40 where serving less than 1 WC. 1 in 80 otherwise or as specified. Minimum gradient for surface water to be 1 in 80 or as specified.

    Minimum depth of cover to unprotected gravity pipework should be:
    - Domestic gardens without vehicle access – 0.6m
    - Domestic driveways and parking courts – 0.9m
    - All access roads and main parking areas – 1.2m
14. Private inspection chambers shall be non-access structural wall plastic. Chamber sizes to accord with manufacturers specifications, Building Regulations Part H, BS EN 752 and to NHBC Standards.
15. Sewers of different diameters to be laid soffit to soffit.
16. All gully connections other than at manholes to be 'Y' junctions
17. All finished floor levels shown are for guidance only and may need to be adjusted on site where required. However, any amendments or deviation are subject to Engineer's approval. Levels shown within rear gardens are indicative only and subject to landscaping proposals.
18. Requirement for raised DPC / Tanking as follows (refer to Persimmon Homes/Charles Church detail drawings numbered SOCO-GD-TF-DPC-01 & S4GD-ACC-02):
    - Standard DPC where ground level is 150mm below FFL
    - Raised DPC where external ground level is between -150 & level with FFL
    - Where ground level is above the FFL then tanking will be required, specified by structural engineer.
19. Position of driveway or parking area gullies and manholes are nominal and should be adjusted to suit, linear drains to be installed where private areas fall towards adjacent to public highway. All covers and gully grates to be suitable for vehicle loading.
20. All drainage chambers to be inspected and runs to be flushed through to remove any building material and debris prior to final tests by Building Inspector.
21. All private garden areas to be prepared in accordance with NHBC regulations 10.2.9 and Landscape Architects requirements. Old foundations, concrete bases and similar obstructions removed from within 450mm of the finished surface. Subsoil decompaction, such as rotavating, to a minimum depth of 300mm and topsoil cultivation to the full depth of compaction.

WHITE LINING SCHEDULE

LINE No	REFERENCE No	MARK	GAP	WIDTH	DESCRIPTION
WL1	1003	600	300	200	Give Way Markings
WL2	1009	600	300	100	Edge of carriageway
WL3	1004	4000	2000	100	Lane Markings
WL4	1023	1250x3750			Give Way Triangle Marking
WL5	1062	–	–	–	Hump Marking

PAVING SCHEDULE

No	BRAND OR SIMILAR APPROVED	LENGTH	WIDTH	COLOUR	DESCRIPTION
P1	MARSHALLS	400	400	Buff	Tactile blister paving
P2	MARSHALLS	400	400	Buff	Hazard warning tactile paving – raised ribs.

SHEET KEY

SHEET 1 400

SHEET 2 401

SHEET 3 402

SHEET 4 403

REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
T2	04.12.24	Private drainage and levels updated to plots 1169-1184 & 1185-1220.	LJW	KTG
T1	29.11.24	Tender Issue. Updated to latest layout & working drawings.	HJS	LJW

Client: PERSIMMON HOMES (South Coast) LTD

Project: Fuggelstone Red Phase A2B
Salisbury, Wiltshire

Title: Engineering Layout Sheet 2

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Status: TENDER

Drawn: LJW | Project Engineer: AMc | MJA Project No: 7078 | Date: March '24

Drawing Number: 7078-MJA-SW-XX-DR-C-002

Rev: T2

5.0 0.0 10.0 20.0 30.0 40.0 50.0 60.0

Scale 1:250

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