



FOR CONSTRUCTION
SUBJECT TO TECHNICAL
APPROVAL

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER. DISCREPANCIES SHOULD BE NOTED IMMEDIATELY BY THE ARCHITECT AND ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DISCREPANCIES FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
 - ALL TESTING REQUIRED TO OBTAIN ADOPTION FROM SOUTHERN WATER (DRAINAGE) IS TO BE CARRIED OUT AT THE CONTRACTORS EXPENSE.
 - PRIVATE FOUL WATER AND SURFACE WATER DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS BS 5572:2001 AND THE ENGINEER'S DESIGN AND RELEVANT ADOPTION CERTIFICATES.
 - PRIVATE DRAINAGE IS TO BE CONSTRUCTED USING FLEXIBLY JOINTED VITRIFIED CLAY PIPES TO BS 85 SUPER STRENGTH SPECIFICATION (REPRODUCTION SURVEY) OR EQUIVALENT APPROVED OF UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS EN 1401, BLEDGED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE SPECIFICATIONS LISTED IN NOTE 1.
 - INSPECTION CHAMBERS SIZES ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H, TABLE 11 AND MANHOLE SIZES TABLE 1.
 - BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OR OTHER STRUCTURES IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H, DIAGRAM 8.
 - INSPECTION CHAMBERS LOCATED IN PRIVATE AREAS SHOULD BE GROUP CLASS AS IN PEDESTRIAN AREAS INACCESSIBLE TO WHEELED CARRIAGES AND GROUP CLASS BAY IN VEHICULAR AREAS.
 - ALL SOIL VENT PIPE, STUB STACKS, AIR ADMITTANCE VALVES AND RAIN WATER PIPE LOCATIONS ARE INDICATIVE ONLY. FOR ACTUAL LOCATIONS REFER TO ARCHITECTURAL PLANS AND ELEVATIONS.
 - SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO PROPOSED HIGHWAY.
 - DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL AND THEN ESCALATE THROUGH THE FILL MATERIAL INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE GRANULAR FILL MATERIAL, WELL COMPACTED IN LAYERS NOT EXCEEDING 225mm THICK.
 - ALL PIPES TO HAVE ROODING ACCESS.
 - ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED OTHERWISE.
 - FIRST SURFACE WATER INSPECTION CHAMBERS TO BE 600mm DEEP UNLESS SPECIFIED OTHERWISE.
 - FIRST FOUL SEWER INSPECTION CHAMBERS TO BE 750mm DEEP UNLESS SPECIFIED OTHERWISE.
 - WHERE PRIVATE DRAINAGE HAS LESS THAN 900mm COVER IN DRIVEWAYS OR 1200mm COVER IN ROADS, THEY ARE TO HAVE A CONCRETE BED AND SURROUND.
 - MINOR CONTOURS SHOWN ON THIS DRAWING ARE AT 20mm VERTICAL INTERVALS.
 - WATERPROOFING TO BE INSTALLED IN ACCORDANCE WITH BS 6925:2015. IN COMPLIANCE WITH BS 6925:2015, ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCEDURE FOR HAZARD IDENTIFICATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO RESIDUAL OR INHERENT RESIDUAL RISKS ASSOCIATED WITH THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.
 - IN COMPLIANCE WITH BS 6925:2015, ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCEDURE FOR HAZARD IDENTIFICATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO RESIDUAL OR INHERENT RESIDUAL RISKS ASSOCIATED WITH THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.
 - WHERE HIGHWAY FORMATION LEVEL IS ABOVE EXISTING GROUND AN ENGINEERING FILL MATERIAL IS TO BE LAID TO A SPECIFICATION FROM A GEOTECHNICAL ENGINEER. ANY COMPARISON WITHIN THE VICINITY OF THE GAS MAIN IS TO BE AGREED WITH SON.
 - ALL STRATEGIC DRAINAGE BY PFA LTD. ODYSSEY ACCEPTS NO RESPONSIBILITY FOR ITS DESIGN.
- LEGEND:**
- DEVELOPMENT SITE BOUNDARY (SUPPLIED BY PFA)
 - FFL 18.000 FINISHED FLOOR LEVEL
 - FGL 17.875 FINISHED GARAGE LEVEL
 - PROPOSED PRIVATE LEVEL
 - PROPOSED GRADIENT
 - BASED DPC (SEE NOTE 20)
 - EXPOSED BRICKWORK (SEE NOTE 20)
 - RETAINING WALL TO STRUCTURAL ENGINEERS DETAILS AND HEIGHT
 - CONCRETE GRAVEL BOARD AND HEIGHT
 - 100mm SURFACE WATER SEWER AND MANHOLE PIPE NO GRADIENT (PIPE SIZE)
 - 100mm ADAPTABLE FOUL SEWER AND MANHOLE PIPE NO GRADIENT (PIPE SIZE)
 - CONCRETE SURROUND
 - PRIVATE FOUL WATER SEWER
 - PRIVATE SURFACE WATER SEWER
 - TYPE 3 SURFACE WATER INSPECTION CHAMBER
 - TYPE 3 FOUL INSPECTION CHAMBER
 - RODDING EYE AND INVERT LEVEL
 - DOMESTIC SURFACE WATER YARD GULLY WITH 1000 CONNECTION
 - ADD DRAIN TO DISCHARGE INTO THE POSITIVE SURFACE WATER NETWORK
 - THRESHOLD DRAIN
 - PATIO FILTER DRAIN. REFER TO ODYSSEY DETAILS
 - PROPOSED HIGHWAY CONTOURS
 - INDICATIVE SERVICE MARGIN
 - STRATEGIC SURFACE WATER SEWER (DESIGN BY OTHERS. SEE NOTE 24)
 - EXISTING / STRATEGIC FOUL WATER SEWER (DESIGN BY OTHERS. SEE NOTE 24)
 - EXISTING / STRATEGIC CELLULAR ATTENUATION TANK (DESIGN BY OTHERS. SEE NOTE 24)
 - EXISTING / STRATEGIC CONTOURS (DESIGN BY OTHERS)
 - EXISTING MEDIUM PRESSURE GAS MAIN AND ESTIMATED DEPTH BASED ON EXISTING GROUND VS RADAR SURVEY
 - EXISTING LOW VOLTAGE POWER CABLES
 - EXISTING HIGH VOLTAGE POWER CABLES
 - FIBRE OPTIC CABLE
 - EXISTING FUEL PIPE
 - EXISTING MEDIUM PRESSURE GAS, WATERMAIN AND HIGH VOLTAGE CABLES EXIST ON SITE
- GAS MAIN LINE AND LEVEL IS BASED UPON RADAR SCAN BY ENCOMPASS SURVEYS (DRAWING ENC-221018-UGAS) AND F3 GROUP JULY 2018 SITE TOPOGRAPHICAL SURVEY. CONTRACTOR IS TO CHECK POSITION PRIOR TO STARTING WORK ON SITE AND ENSURE MINIMUM 500mm CLEARANCE FROM FORMATION OF HIGHWAY TO GAS MAIN**

G	UPDATED TO SHOW PARCEL C5 ONLY	HM	RM	TG	21.06.21
F	REVISED STRATEGIC SW DRAINAGE	RM	RM	TG	09.08.19
H	HIGHWAY RISES TO SUIT PRIVATE DRAINAGE & LEVELS ADJUSTED TO SUIT	RM	RM	TG	24.05.19
E	UPDATED TO SUIT LATEST MASTERPLAN	RM	RM	TG	21.01.19
D	PLOT 355 LEVELS UPDATED	RM	RM	TG	21.01.19
Rev	Amendments	Des	Chk	Appd	Date

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BOORLEY GREEN, BOTLEY, PHASE C5

ENGINEERING LAYOUT

BOVIS HOMES

Scale	1:250 @A0	Date	AUG 2018	Designed	RM
Drawn	JA	Checked	RM	Approved	TG
Job No	17-301	Drawing No	17-301/300	Rev	G