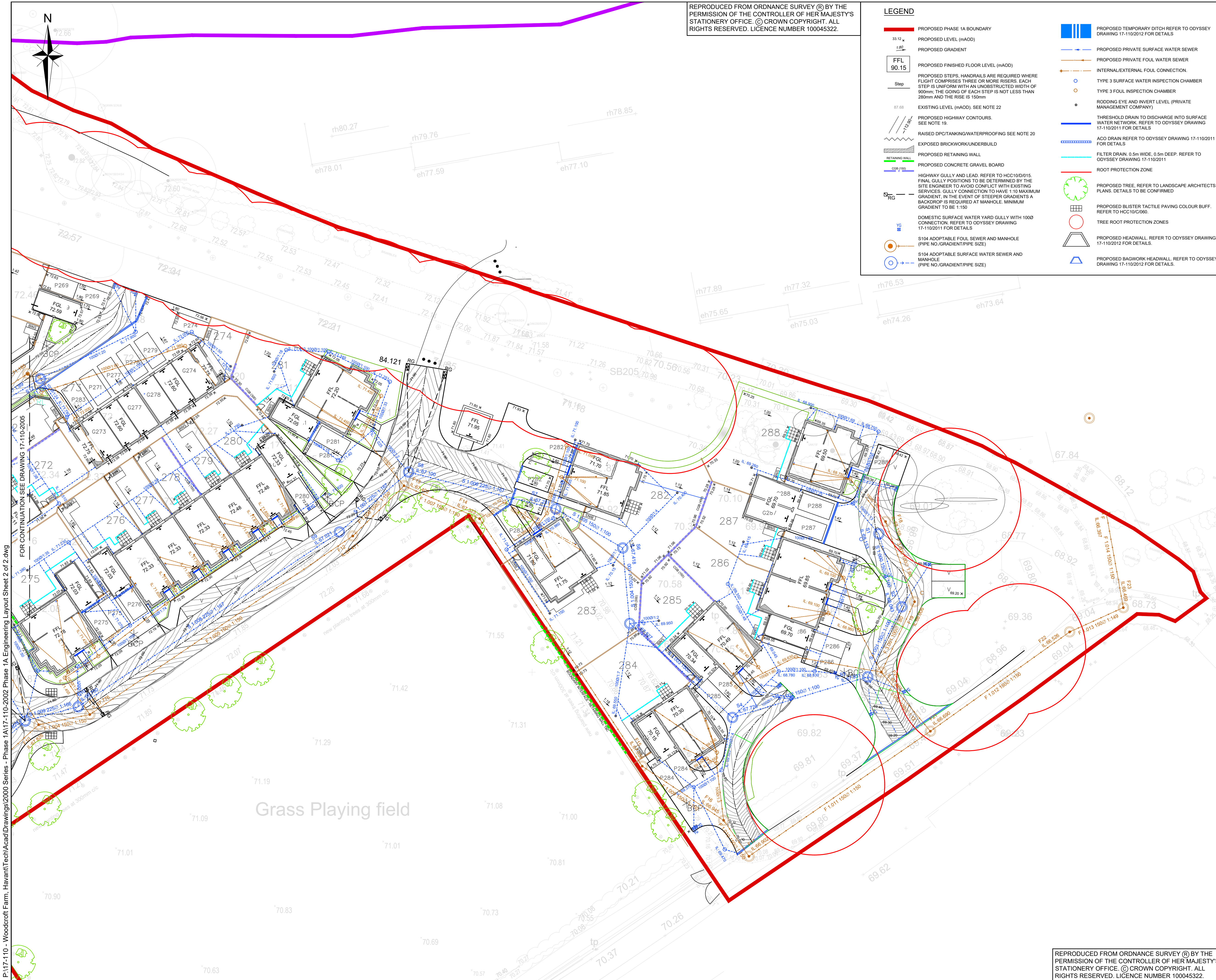




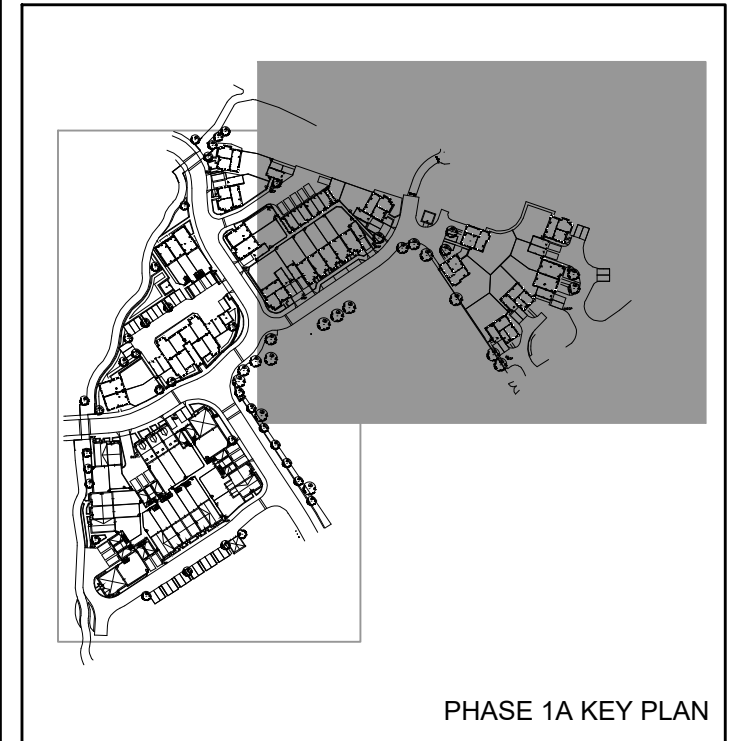
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LEGEND

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| PROPOSED PHASE 1A BOUNDARY | PROPOSED TEMPORARY DITCH REFER TO ODYSSEY DRAWING 17-110/2012 FOR DETAILS |
| PROPOSED LEVEL (mAOD) | PROPOSED PRIVATE SURFACE WATER SEWER |
| PROPOSED GRADIENT | PROPOSED PRIVATE FOUL WATER SEWER |
| PROPOSED FINISHED FLOOR LEVEL (mAOD) | INTERNAL/EXTERNAL FOUL CONNECTION |
| PROPOSED STEPS, HANDRAILS ARE REQUIRED WHERE FLIGHT COMPRISES THREE OR MORE RISERS. EACH STEP IS UNIFORM WITH AN UNOBSTRUCTED WIDTH OF 900mm. THE GOING OF EACH STEP IS NOT LESS THAN 280mm AND THE RISE IS 150mm | TYPE 3 SURFACE WATER INSPECTION CHAMBER |
| EXISTING LEVEL (mAOD). SEE NOTE 22 | TYPE 3 FOUL INSPECTION CHAMBER |
| PROPOSED HIGHWAY CONTOURS. SEE NOTE 19 | RODDING EYE AND INVERT LEVEL (PRIVATE MANAGEMENT COMPANY) |
| RAISED DPC/TANKING/WATERPROOFING SEE NOTE 20 | THRESHOLD DRAIN TO DISCHARGE INTO SURFACE WATER NETWORK. REFER TO ODYSSEY DRAWING 17-110/2011 FOR DETAILS |
| EXPOSED BRICKWORK/UNDERBUILD | ACO DRAIN REFER TO ODYSSEY DRAWING 17-110/2011 FOR DETAILS |
| PROPOSED RETAINING WALL | FILTER DRAIN. 0.5m WIDE, 0.5m DEEP. REFER TO ODYSSEY DRAWING 17-110/2011 |
| PROPOSED CONCRETE GRAVEL BOARD | ROOT PROTECTION ZONE |
| HIGHWAY GULLY AND LEAD. REFER TO HCC10/D015. FINAL GULLY POSITIONS TO BE DETERMINED BY THE SITE ENGINEER TO AVOID CONFLICT WITH EXISTING SERVICES. GULLY CONNECTION TO HAVE 1:10 MAXIMUM GRADIENT. IN THE EVENT OF STEEPER GRADIENTS A BACKCROP IS REQUIRED AT MANHOLE. MINIMUM GRADIENT TO BE 1:150 | PROPOSED TREE. REFER TO LANDSCAPE ARCHITECTS PLANS. DETAILS TO BE CONFIRMED |
| DOMESTIC SURFACE WATER YARD GULLY WITH 1000 CONNECTION. REFER TO ODYSSEY DRAWING 17-110/2011 FOR DETAILS | PROPOSED BLISTER TACTILE PAVING COLOUR BUFF. REFER TO HCC10/C060 |
| S104 ADOPTABLE FOUL SEWER AND MANHOLE (PIPE NO./GRADIENT/PIPE SIZE) | TREE ROOT PROTECTION ZONES |
| S104 ADOPTABLE SURFACE WATER SEWER AND MANHOLE (PIPE NO./GRADIENT/PIPE SIZE) | PROPOSED HEADWALL. REFER TO ODYSSEY DRAWING 17-110/2012 FOR DETAILS |
| | PROPOSED BAGWORK HEADWALL. REFER TO ODYSSEY DRAWING 17-110/2012 FOR DETAILS |

NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER. SEWERS FOR ADOPTION SIXTH/SEVENTH EDITION, HAMPSHIRE COUNTY COUNCIL STANDARDS AND NHBC STANDARD DETAILS.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ONSITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
- ALL TESTING REQUIRED TO OBTAIN ADOPTION FROM SEVERN TRENT SERVICES (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 EN 752, NHBC STANDARDS CHAPTER 5.3 AND RELEVANT AGREEMENT CERTIFICATES.
- PRIVATE DRAINS TO BE CONSTRUCTED USING FLEXIBLY JOINTED VITRIFIED CLAY PIPES TO BS 65 'SUPER STRENGTH' SPECIFICATION (HEPWORTH SUPERSLEVE OR SIMILAR APPROVED) OR UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS EN 1401, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE SPECIFICATIONS LISTED IN NOTE 1.
- INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H, TABLE 11 AND MANHOLE SIZES TABLE 12.
- BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OF OTHER STRUCTURES TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H, DIAGRAM 8.
- INSPECTION CHAMBER COVERS IN PRIVATE AREAS SHOULD BE GROUP 1 CLASS A15, IN PEDESTRIAN AREAS INACCESSIBLE TO WHEELED VEHICLES AND GROUP 4 CLASS D400 IN VEHICULAR AREAS.
- ALL SOIL VENT PIPE, STUB STACKS, AIR ADMITTANCE VALVES AND RAIN WATER PIPE LOMATIONS ARE INDICATIVE ONLY. FOR ACTUAL LOMATIONS REFER TO ARCHITECTURAL PLANS AND ELEVATIONS.
- TRAPPED GULLIES SITUATED IN AREAS ACCESSIBLE TO WHEELED VEHICLES TO BE OF SUITABLE CONSTRUCTION - HEPWORTH CODE RGPT GULLY POT WITH IN SITU CONCRETE BED AND SURROUND, FITTED WITH DRAINAGE CASTINGS CODE TD651 GRATING AND FRAME (OR SIMILAR APPROVED).
- SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO ADOPTABLE AREAS.
- DRAINS TO BE CONSTRUCTED UNDER DWELLINGS WITH SUSPENDED FLOOR SLABS SHOULD EITHER BE INSTALLED USING A PROPRIETARY HANGER SYSTEM WHERE 'BEAM AND POT' OR SIMILAR CONSTRUCTION IS USED, OR SHOULD BE CAST INTO LOMA. SLAB THICKENING WHERE REINFORCED CONCRETE GROUND SLABS ARE TO BE POURED IN SITU.
- DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL AND THEN EXCAVATE 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 225 THICK.
- ALL RWP'S TO HAVE RODDING ACCESS.
- ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED OTHERWISE.
- CONTOURS SHOWN ON THIS DRAWING ARE AT 20mm VERTICAL INTERVALS.
- WATERPROOFING TO BE INSTALLED IN ACCORDANCE WITH NHBC CHAPTER 5.4 BY SUPPLIER/CONTRACTOR FROM DPC DOWNWARDS INCLUDING STEPPED FLOORS MORE THAN 150mm. RAISED DPC / TANKING / WATERPROOFING SHOWN ON THIS DRAWING IS IN AREAS WHERE FINISHED GROUND LEVEL IS LESS THAN 150mm BELOW FFL. EXPOSED BRICKWORK/UNDERBUILD HAS BEEN INDICATED WHERE EXTERNAL LEVELS ARE GREATER THAN 150mm BELOW FFL. REFERENCE SHOULD BE MADE TO THE STANDARD DETAILS PRODUCED BY THE DEVELOPER, ARCHITECT AND STRUCTURAL ENGINEER FOR THE SPECIFIC CONSTRUCTION TYPE OF THE PLOT.
- IN COMPLIANCE WITH CDM 2015 CM MARKIDES HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROMISES FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY MARKIDES DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO ABNORMAL OR UNUSUAL 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.
- TOPOGRAPHICAL SURVEY HAS BEEN PROVIDED BY LINDEN HOMES. ODYSSEY DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION.
- SITE LAYOUT HAS BEEN PROVIDED BY LINDEN HOMES



PHASE 1A KEY PLAN

TENDER
ISSUE

Rev	Amendments	Dm	Chk	App	Date
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Hampshire RG21 4AF

Telephone: 01256 331144
Fax: 01256 331134
E: info@odysseyconsult.co.uk
W: www.odysseyconsult.co.uk

Job Title
**WOODCROFT FARM, HAVANT
PHASE 1A**

Drawing Title
**ENGINEERING LAYOUT
SHEET 2 OF 2**

Client

Scale 1:250 @A1	Date MARCH 18	Designed ND
Drawn JA	Checked ND	Approved LH
Job No 17-110	Drawing No 17-110/2002	Rev

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