

THE HOUSING LAYOUT SHOWN ON THIS PLAN IS TAKEN FROM STEN ARCHITECTURE PLANNING LAYOUT REFERENCED 1917.N.01 rev M DATED 21 MARCH 2019.

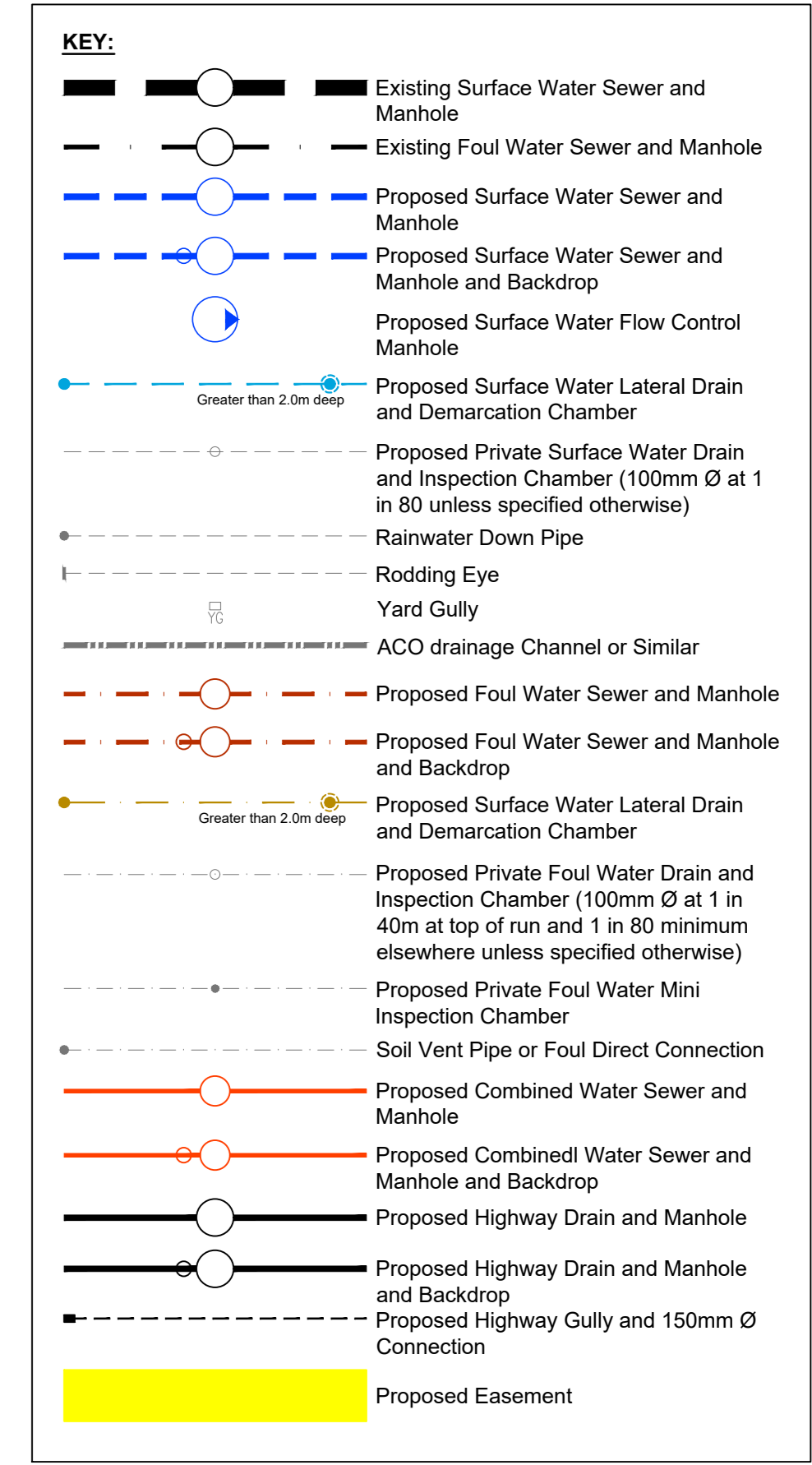
THE TOPOGRAPHICAL SURVEY SHOWN ON THIS PLAN IS TAKEN FROM ALAN WOOD & PARTNERS TOPOGRAPHICAL SURVEY REFERENCED LIN-AWP-ZZ-XX-DR-B-001B DATED 04 JUNE 2019.

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

ALTITUDES FOR THE CONTROL ARE BASED UPON GPS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) USING OSGM15 TRANSFORMATION PARAMETERS.

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36.

THE FOLLOWING GPS RECEIVER HAS BEEN EMPLOYED FOR THIS PARTICULAR PROJECT:
 - HEMISPHERE S320 GNSS RECEIVER. THIS RECEIVER IS COUPLED WITH CARLSON SURVCE FIELD SOFTWARE AND THE TOPNET RTK CORRECTION SERVICE AND USES THE GPS AND GLONASS CONSTELLATIONS.



- NOTES:**
1. All adoptable sewer works and material to be in accordance with 'Sewers for Adoption' 6th Edition, the relevant British/European and Severn Trent Waters Standards/Requirements/Addendum and Kitemarked.
 2. All drainage works that shall be adopted by Severn Trent Water to be subject to their approval prior to commencement on site.
 3. All hard standing and impermeable areas outside the adopted highway boundary to be drained and collected in private drainage systems and discharged into the surface water sewer before water encroaches onto the public highway.
 4. Gullies should not be located in the area of dropped crossings.
 5. The chamber size of manholes with more than one connection in them may need to be increased and increment to accommodate the connections and bends.
 6. Sewers to be laid in Class 'S' bedding (150mm granular bed and surround). Where depth of cover to top of the sewer is less than 1.2m in highways and verges (or less than 500mm in none vehicular access areas) then a concrete slab should be provided above granular bed and surround. Refer to table 2.4 in Sewers for Adoption, 6th Edition for protection measures.
 7. Granular bedding for pipes shall consist of aggregates from natural sources complying with the relevant provisions of BS 882 sized in accordance with the table across.
 8. All pipes with a diameter larger or equal to 375mm shall be concrete. Pipes with a diameter less than 375mm shall be WAVIN OSMA ULTRA RIB or similar in accordance with Severn Trent Water's approved product list.
 9. Vitrified clay pipes and fittings for sewers shall have flexible mechanical joints. Pipes for foul sewers and surface water sewers shall comply with relevant requirements of BS EN295 and BS 65 (surface water pipes only).
 10. Manhole covers shall have a clear opening of 675 x 675mm and shall be Class D400 to BS EN 124 with 150mm deep frames in highways.
 11. Filled ground must be filled and consolidated under the supervision and to the satisfaction of Severn Trent Water before any sewer works are carried out.
 12. Severn Trent Water is not obliged to accept filter drain/land drainage runoff into the public sewer network or adoptable drainage system (directly or indirectly). An alternative method of disposal of the land drainage runoff will therefore be required and you will have to liaise with the Local Authority, Land Drainage Section with regard to the disposal of the filter drain/land drainage runoff.
 13. Cover slabs must carry the BS1 Kitemark or will be rejected by Severn Trent Water Inspectors. Where the clear opening of the Kitemarked product is different to that of the cover and frame, a loading bearing slab should be fitted above the cover slab to bring the size down to 675mm x 675mm for the Severn Trent Water specified cover size. Please refer to Concrete Pipe Systems Association (CPSA), Technical Bulletin issued Autumn 2004 for Kitemarked cover slab opening sizes.
 14. Sulphate Resistant cement (C20-DC2) and precast concrete products must be used or a laboratory report provided proving that such precautions are not necessary.
 15. The adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins.
 16. Sewers must have 5.0m clearance from trees and hedges. (refer to figure 2.3 on page 33 in Sewers For Adoption 6th Edition for restrictions on tree planting adjacent to sewers).
 17. All private work to be in accordance with current building regulations.
 18. Drains passing through buildings to be protected with lintel cover.
 19. No building to take place within 3.0m of an adoptable sewer.
 20. No services to be sited over or within 1.0m of an adoptable sewer.
 21. Private drainage connections not direct to manholes are to be made via a 45 degree junction and not saddles.
 22. All adoptable sewer works and material to be in accordance with 'Sewers for Adoption' 6th Edition, the relevant British/European and Severn Trent Water's Standards/Requirements/Addendum and Kitemarked.