FOR CONTINUATION SEE SHEET 2

FOR CONTINUATION SEE SHEET 2

FORSTER WAY

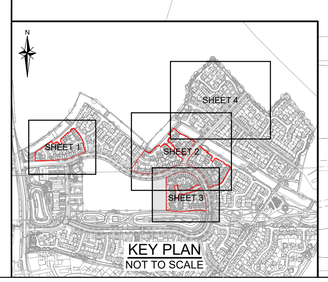
MOORE CLOSE

FLIPPER CLOSE

RYAN PLACE

LEGEND:

- BELLWAY PARCEL BOUNDARY
- 105.500 — PROPOSED FINISHED LEVEL (mAOD)
- 1:80 — PROPOSED FINISHED GRADIENT
- 100.00 — PROPOSED HIGHWAY CONTOURS. REFER TO NOTE 19
- + 23.00 — EXISTING LEVEL (mAOD) (SEE NOTE 22)
- FFL 28.15 — PROPOSED FINISHED FLOOR LEVEL (mAOD)
- FGL 28.00 — PROPOSED FINISHED GARAGE LEVEL (mAOD)
- 1 x STEP — 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 UNLESS OTHERWISE NOTED
- LT — LEVEL THRESHOLD LOCATION
- RAISED DPC / TANKING / WATERPROOFING (SEE NOTE 20)
- EXPOSED BRICKWORK / UNDERBUILD (SEE NOTE 20)
- RW (450) — PROPOSED RETAINING WALL (0mm - 450mm)
- RW (900) — PROPOSED RETAINING WALL (450mm - 900mm)
- RW (1200) — PROPOSED RETAINING WALL (900mm - 1200mm)
- RW (1500) — PROPOSED RETAINING WALL (1200mm+)
- CGB (150) — PROPOSED CONCRETE GRAVEL BOARD (WITH HEIGHT SHOWN)
- PROPOSED EMBANKMENT. GRADIENT 1:3 UNLESS OTHERWISE NOTED
- HIGHWAY GULLY AND LEAD. 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 BACKDROP IS REQUIRED AT MANHOLE. MINIMUM GRADIENT TO BE 1:80
- YG — DOMESTIC SURFACE WATER YARD GULLY WITH 100Ø CONNECTION. REFER TO ODYSSEY DRAWING BM1-OC-DD-2-DR-C-6509 FOR DETAILS
- BDIL: 100.000 — PROPOSED FOUL WATER BACKDROP CONNECTION AND INVERT LEVEL
- BDIL: 100.000 — PROPOSED SURFACE WATER BACKDROP CONNECTION AND INVERT LEVEL
- PROPOSED PRIVATE SURFACE WATER SEWER
- PROPOSED PRIVATE FOUL WATER SEWER
- INTERNAL/EXTERNAL FOUL WATER CONNECTION
- TYPE D SURFACE WATER INSPECTION CHAMBER
- TYPE D FOUL INSPECTION CHAMBER
- SURFACE WATER RODDING EYE
- THRESHOLD DRAIN TO DISCHARGE INTO SURFACE WATER NETWORK. REFER TO ODYSSEY DRAWING BM1-OC-DD-2-DR-C-6509 FOR DETAILS
- ACO DRAIN. REFER TO ODYSSEY DRAWING BM1-OC-DD-2-DR-C-6509 FOR DETAILS
- FILTER DRAIN. 0.25m WIDE, 0.9m DEEP. REFER TO ODYSSEY DRAWING BM1-OC-DD-2-DR-C-6509 FOR DETAILS
- DIFFUSER UNIT. PERMAVOID OR SIMILAR APPROVED
- PROPOSED PERMEABLE PAVING
- PROPOSED SURFACE WATER SEWER AND MANHOLE INCLUDED IN SEPARATE DESIGN PACK
- PROPOSED FOUL WATER SEWER AND MANHOLE INCLUDED IN SEPARATE DESIGN PACK
- PROPOSED SERVICE MARGIN
- M4(2) UNIT (FULLY COMPLIANT)
- M4(2) UNIT (INTERNALLY COMPLIANT)
- STEPPED FFL
- INDICATIVE FEEDER PILLAR
- EV — EV CHARGER
- INDICATIVE EV CHARGER DUCT ROUTE
- BOLLARD LIGHTING DESIGNED BY WILLIAM LIGHTING CONSULTANTS LTD
- UKPN EASEMENT
- INDICATIVE FEEDER PILLAR



NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER. CODE FOR ADOPTION, HERTFORDSHIRE COUNTY COUNCIL STANDARDS AND NHBC STANDARD DETAILS
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE.
4. 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.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
6. ALL TESTING REQUIRED TO OBTAIN ADOPTION FROM IWNL IS TO BE CARRIED OUT AT THE CONTRACTORS EXPENSE.
7. 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.
8. PRIVATE DRAINS TO BE CONSTRUCTED USING FLEXIBLY JOINTED VITRIFIED CLAY PIPES TO BS 65 "SUPER STRENGTH" SPECIFICATION (HEPWORTH SUPERSLEEVE OR SIMILAR APPROVED) OR UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS EN 1401, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE SPECIFICATIONS LISTED IN NOTE 1.
9. INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H; TABLE 11 AND MANHOLE SIZES TABLE 12.
10. BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OR OTHER STRUCTURES TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H; DIAGRAM 8.
11. 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.
12. 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.
13. TRAPPED GULLIES SITUATED IN AREAS ACCESSIBLE TO WHEELED VEHICLES TO BE OF SUITABLE CONSTRUCTION - HEPWORTH CODE RGP7 GULLY POT WITH IN SITU CONCRETE BED AND SURROUND, FITTED WITH DRAINAGE CASTINGS CODE TD651 GRATING AND FRAME (OR SIMILAR APPROVED).
14. SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO ADOPTABLE AREAS.
15. 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 LOCAL SLAB THICKENING WHERE REINFORCED CONCRETE GROUND SLABS ARE TO BE POURED IN SITU.
16. 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.
17. ALL RWP'S TO HAVE RODDING ACCESS.
18. ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED OTHERWISE.
19. CONTOURS SHOWN ON THIS DRAWING ARE AT 20mm VERTICAL INTERVALS.
20. 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.
21. IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED IT'S DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSEY 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.
22. TOPOGRAPHICAL SURVEY HAS BEEN PROVIDED BY MK SURVEYS PROJECT NUMBER 27640 REVISION 13 DATED SEPTEMBER 2021. ODYSSEY DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION.
23. SITE LAYOUT IS BASED ON AAP LAYOUT DRAWING P17/08-PN2-LAYOUT-ZZJ.
24. FIRST SURFACE WATER INSPECTION CHAMBERS TO BE 600mm DEEP UNLESS SPECIFIED OTHERWISE.
25. FIRST FOUL WATER INSPECTION CHAMBERS TO BE 750mm DEEP UNLESS SPECIFIED OTHERWISE.
26. REFER TO NPA DRAWINGS FOR LANDSCAPING DETAILS.
27. RETAINING WALL HEIGHTS SHOWN ARE MAXIMUM HEIGHT. RETAINED HEIGHT WILL VARY ALONG ITS LENGTH. BRICK WALLS ARE ASSUMED TO RETAIN 300mm WITHOUT ADDITIONAL SUPPORT.
28. ALL INSPECTION CHAMBER COVERS LOCATED WITHIN REAR GARDEN HARDSTAND AREAS SHALL BE RECESSED.

CONSTRUCTION ISSUE

Rev	Amendments	Drn	Chk	App	Date
11	PLOTS 703, 705, 794 AND 798 UPDATED	EW	RP	LH	13.10.26
10	FEEDER PILLAR LOCATIONS ADDED	EW	RP	LH	10.03.26
09	UPDATED TO SUIT CLIENT COMMENTS	EW	LH	LH	19.12.25
08	PRIVATE LIGHTING ADDED	EW	RP	LH	25.11.25
07	UPDATED TO LATEST LAYOUT & CLIENT COMMENTS	EW	RP	LH	20.11.25
06	OLD TREE LOCATIONS REMOVED	EW	RP	RP	22.10.25
05	NOTE 28 AND LEVEL THRESHOLDS NOTED. DRAINAGE WITHIN GARDEN AREAS MOVED TO HARD STANDING AREAS AS CLIENT REQUEST. LEVELS PLOT 775 AND PARKING. REVISED. GRADIENTS & LEVELS ADDED.	RP	RP	LH	07.10.25
04	LEVELS AND DRAINAGE TO PLOTS 766-779 ADDED	RP	LH	LH	11.09.25
03	UPDATED TO SUIT BELLWAY COMMENTS AS CLOUDED	SOM	LH	LH	14.04.25
02	ISSUED FOR CONSTRUCTION	SOM	LH	LH	13.12.24
01	CAROGRAPHER HOUSETYPE UPDATED. STREET LIGHTING ADDED. SCHOOL PARCEL LEVELS RAISED. MINOR LEVELS/DRAINAGE AMENDMENTS	SOM	RM	RM	17.10.24

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Job Title

NORTH STEVENAGE PHASE 2
ON-PARCEL DETAILED DESIGN

Drawing Title

ENGINEERING LAYOUT
SHEET 3 OF 4

Client

BELLWAY HOMES
ASHBERRY HOMES

Scale	Date	Designed
1:250 @A1	AUG 24	SOM
Drawn	**Checked**	**Approved**
FA	SOM	RM
Job No	**Drawing No**	**Rev**
19-188	BM1-OC-DD-2-DR-C-6502	11

Scale 1 : 250
2 4 6 8 10 12 14 16 18 20m

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