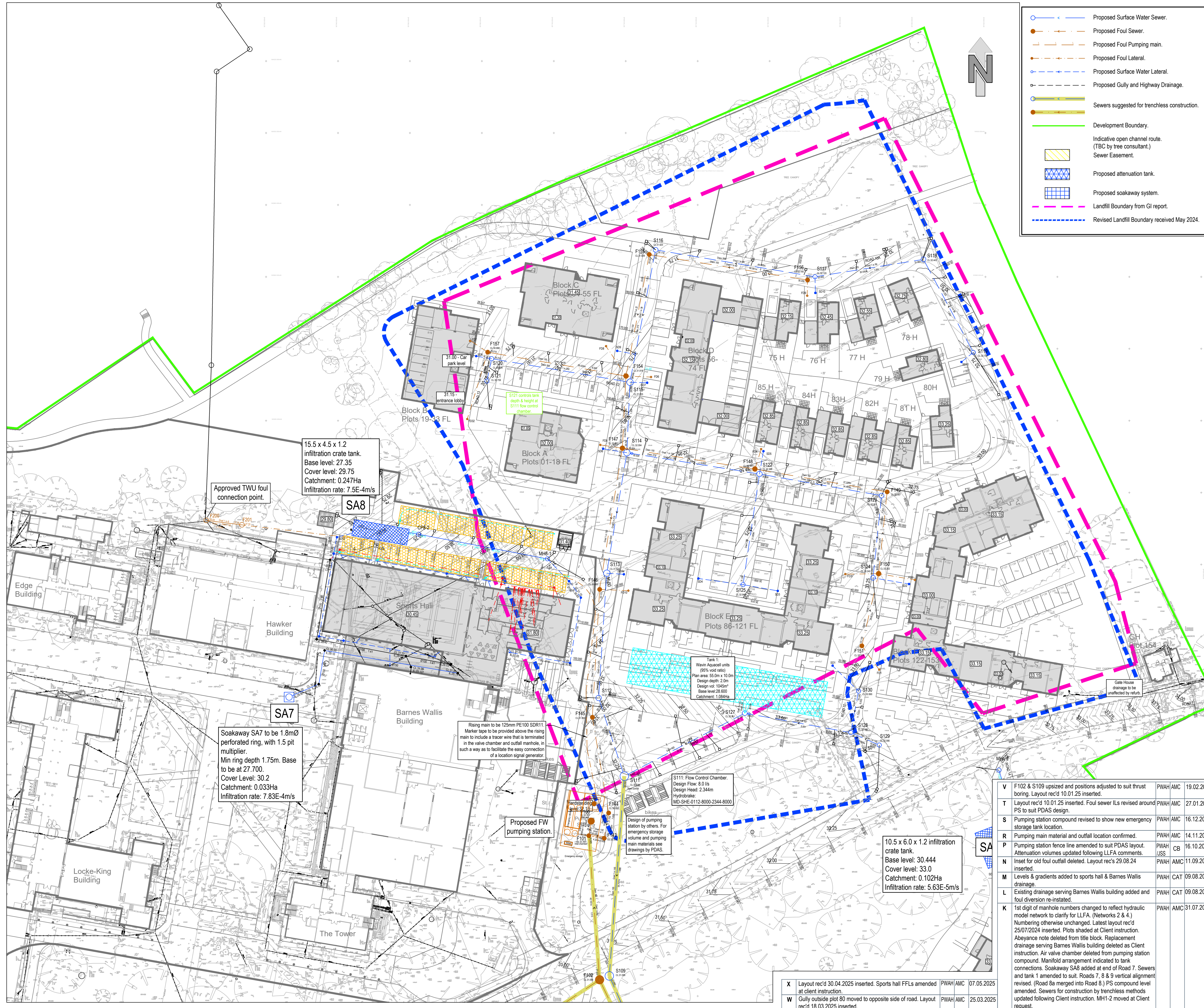




- Proposed Surface Water Sewer.
Proposed Foul Sewer.
Proposed Foul Pumping main.
Proposed Surface Lateral.
Proposed Surface Water Lateral.
Proposed Gully and Highway Drainage.
Sewers suggested for trenchless construction.
Development Boundary.
Indicative open channel route.
(TBC by tree consultant.)
Sewer Easement.
Proposed attenuation tank.
Proposed soakaway system.
Landfill Boundary from GI report.
Revised Landfill Boundary received May 2024.

- NOTES:
1. All works to be in accordance with the D&G.
2. All pipes shall be either:
A - Vitrified clay to BS EN 295 with a minimum crushing strength as follow :-
150 dia. - 40 kN/m
225 dia. - 45 kN/m
300 dia. - 72 kN/m
B - PVC (certified to WIS 4-35-01 & BS EN 13476)
C - Class 120 concrete to BS 5911-1:2002/EN 1916
3. All pipes should always connect soft to soft unless noted otherwise.
4. All sewers to have BSI Kitemark status (certified to WIS 4-35-01 & BS EN 13476). Maximum pipe length to be 3m. Plastic channel sections in manholes are not acceptable. Clay channel sections shall be used.
5. 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 900mm in non vehicular access areas) then a concrete slab should be provided above granular bed and surround.
6. Manhole covers shall must have a clear opening of 600 and shall be class D400 to BS EN 124 with 150 deep frames in highways.
7. Pipes entering manholes and road gullies shall have a flexible joint within 600 of the inside the manhole or gully joining with a short Roker pipe.
8. The adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins.
9. Sewers must have 5m clearance from trees and hedges.
10. All trenches in roads and paved areas shall be backfilled with Type 1 DOT granular sub-base material, or other granular material approved by the highway authority.
11. Filled ground must be filled and consolidated under the supervision and to the satisfaction of IWNL before any sewer works are carried out.
12. All inlets concrete to be designated mix FN20 to BS 8500-1 unless agreed otherwise.
13. The invert levels at the proposed points of connection to existing public sewers shall be checked before any new drains are constructed. Any variation to the levels shown on the drawing shall be notified to Eastwood Consulting immediately.
14. The chamber size of manholes with more than one connection in them may need to be increased an increment to accommodate the connections and bends.
15. Cover levels are indicative only. Covers to be set to suit camber/gradient of existing and proposed roads.
16. Cover slabs must carry the BSI Kitemark or will be rejected by IWNL Inspector. 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 600mm x 600mm for the IWNL specified cover size. Please refer to Concrete Pipe Systems Association (CPSA), 'Technical Bulletin' issued Autumn 2004 for Kitemarked cover slab opening sizes.
17. All lateral sewers and drains to be 150Q VC unless noted otherwise.
18. Where a B125 cover and frame has been approved, this must not be coated in plastic and must have lifting eyes suitably sized to accommodate standard lifting keys. Screw down covers are not acceptable.
19. All adoptable sewer works and material to be in accordance with "Code for Adoption". The Relevant British/European and IWNL's Standards/Requirements/Addendum to the Mechanical and Electrical Specification and Kitemarked.
20. IWNL is not obliged to accept filter drain/land drainage run-off into the public sewer network or adoptable drainage system (directly or in-directly). An alternative method of disposal of the land drainage run-off 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 run-off.
21. Sulphate resistant cement (C20-DC2) and precast concrete products must be used or a laboratory report provided proving that such precautions are not necessary.
22. Bedding and backfill material to conform to the requirement of Water Industry Specification 4-08-02 (Table A2).
23. The clearance at crossover points between the surface water, foul sewers, rising main and other services should be 300mm min. to provide 150mm surround to each pipe/service.
24. Adoptable plastic sewer pipes to be laid in maximum 3 metre lengths unless there is a specific operational need to lay longer lengths. Plastic channel sections in manholes are not acceptable and IWNL would prefer daywayer channel in manholes. IWNL have found that plastic channels are difficult to set in concrete because they float and a satisfactory finish cannot be obtained on the benching.
25. All gully connections are to be made to individual pipe lengths on the main sewer.

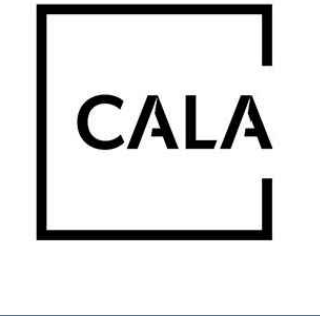
See below for continuation.

J	Permeable paving drainage frozen off for clarity. Latest layout rec'd 31/05/2024 inserted. Tank 1 confirmed as Wavin Aquacell, by Client, dims finalised. Revised Landfill boundary added. Soakaway & tank catchments, dims & base levels revised following Client comment.	PWAH	CAT	01.07.2024
H	Note re abeyance list amended. Latest layout rec'd 16/04/2024 inserted.	PWAH	CAT	17.04.2024
G	Suggested sewers for trenchless construction shown. Level to sub station outside Barnes Wallis building deleted. IWNL clarified as adopting body for sewers.	PWAH	AMC	27.03.2024
F	Easement shading amended to clarify other details. Foul sewers in Roads 10a & 11 deleted.	PWAH	AC	04.03.2024
E	Minor amendments due to design changes at Client request.	PWAH	AC	19.02.2024
D	Pumping main added. Minor amendments to sewers. Plots 81 to 85 moved.	PWAH	AC	19.01.2024
C	Notes added.	PWAH	AC	08.12.2023
B	Minor amendments due to design development.	PWAH	CAT	17.10.2023
A	First issue.	PWAH	CB	05.10.2023
REV	DESCRIPTION	SIG	CHK	DATE

CALA HOMES (THAMES) LIMITED

BROOKLANDS COLLEGE
WEYBRIDGE

ENGINEERING LAYOUT
SHEET 1 OF 3



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ECE PROJECT No: 48174 SCALE AT A1 Drawing Status: CONSTRUCTION X REV

Project: SA00394-3100-C-SW-SP

V	F102 & S109 upsized and positions adjusted to suit thrust boring. Layout rec'd 10.01.25 inserted.	PWAH	AMC	19.02.2025
T	Layout rec'd 10.01.25 inserted. Foul sewer ILS revised around PS to suit PDAS design.	PWAH	AMC	27.01.2025
S	Pumping station compound revised to show new emergency storage tank location.	PWAH	AMC	16.12.2024
R	Pumping main material and outfall location confirmed.	PWAH	AMC	14.11.2024
P	Pumping station fence line amended to suit PDAS layout. Attenuation volumes updated following LLFA comments.	PWAH	JSS	16.10.2024
N	Inset for old foul outfall deleted. Layout rec'd 29.08.24 inserted.	PWAH	AMC	11.09.2024
M	Levels & gradients added to sports hall & Barnes Wallis drainage.	PWAH	CAT	09.08.2024
L	Existing drainage serving Barnes Wallis building added and foul diversion re-instated.	PWAH	CAT	09.08.2024
K	1st digit of manhole numbers changed to reflect hydraulic model network to clarify for LLFA. (Networks 2 & 4.) Numbering otherwise unchanged. Latest layout rec'd 25/07/2024 inserted. Plots shaded at Client instruction. Abeyance note deleted from title block. Replacement drainage serving Barnes Wallis building deleted as Client instruction. Air valve chamber deleted from pumping station compound. Manifold arrangement indicated to tank connections. Soakaway SA8 added at end of Road 7. Sewers and tank 1 amended to suit. Roads 7, 8 & 9 vertical alignment revised. (Road 8a merged into Road 8.) PS compound level amended. Sewers for construction by trenchless methods updated following Client instruction. MH1-2 moved at Client request.	PWAH	AMC	31.07.2024

X	Layout rec'd 30.04.2025 inserted. Sports hall FFLs amended at client instruction.	PWAH	AMC	07.05.2025
W	Gully outside plot 80 moved to opposite side of road. Layout rec'd 18.03.2025 inserted.	PWAH	AMC	25.03.2025