No Dimensions are to be scaled from this drawing.

NOTES

1. All works are based on the Topographical Survey by CDM Surveys Ltd (ref: 3509-100-001 to 004) dated June 2021. Survey orientated to Ordnance Survey National Grid and Level Datum OSGB36(15) by the use of GPS coordinates and the Leica SmartNet Active Network. A true OSGB36(15) coordinate was established in a central position within the site and transformed using OSTN15(GB) & OSGM15(GB) transformation models.
2. All works and materials relating to adoptable sewers are to be in accordance with the latest edition of Appendix C of the Sewerage Sector Guidance 2023 and Thames Water local practices. For compliant Adoptable Sewer Construction Details see Drgs. 24-003/ 250 to 254.
3. The Contractor is responsible for obtaining all necessary licences for working in the public highway, inclusive of the agreement of all traffic and pedestrian management arrangements.
4. Connections to Public Sewers are subject to Section 106 Sewer Connection Consent.
5. Prior to the commencement of works, the Contractor is to investigate and confirm the Invert level of any Outfall manholes serving the site, and satisfy themselves and Bellway Homes of the ability to make a physical connection at that location.
6. All unadopted drains have been designed, and are to be constructed, in accordance with the Building Regulations 2000, BS EN 752 (Parts 1-7) and where appropriate the relevant Agrement Certificates.
7. For typical private drainage construction details see drawing nos. 24-003/260 to 262.
8. Private Drains are to be constructed using Wavin uPVC pipes bedded and backfilled as per the manufacturers instructions and the publications listed in 4 above. Where clay pipes are required they shall be Hepworth "SuperSleve/Hepsleve/ Hepseal vitrified clay pipes as appropriate.
9. All drains to be 100mm dia unless stated otherwise. Drains serving more than 10 properties are to be 150mm minimum diameter.
10. Private drains located adjacent to dwellings are to be constructed in accordance with Fig.8 of Approved Document H1.
11. Drainage in "made" or "soft" ground is to be laid in accordance with Technical Advice notes by the Clay Pipe Development Association and where appropriate, the Concrete Pipe Association. and should generally be laid using short length pipes on Class B bedding on 600mm crushed and compacted concrete with 75mm concrete blinding beneath the Class "B" bed.
12. Inspection Chambers on private drains up to 3m depth are to be Type 3 to 4, preformed polypropylene or clayware depending on location and number of connections. Type 3 chambers to be used in areas subject to vehicle loads exceeding 3 tonnes. Where the above criteria do not apply precast concrete sections with 150mm concrete surround should be used as below;-

Invert Depth	Min Size	Min Access Size
<1.5m	1.20 or 1.20 x 0.675	1.20 x 0.675
>1.5m	1.20 or 1.20 x 1.00	0.60 x 0.60

(See Table 12 of App. Doc. H1)

13. Rainwater downpipes to be connected direct to drain via adaptor, removable to permit access for rodding.
14. Where back inlet gullies are used they should be roddable.
15. Lintels or sleeves are to be provided for drains passing through foundations or walls in accordance with Diagram 7 of App. Doc. H1.
16. Positions of rainwater pipes, soil pipes, stubstacks, W.C. outlets, etc. are shown on the Architects working drawings.
17. All Stated internal levels are FINISHED FLOOR LEVELS. Garage levels refer to Finished Screed Level at the garage door.
18. All private drains beneath Public Highways, existing trees and screen/retaining wall foundations are to be surrounded with 150mm concrete. Drains beneath tree canopys are to be hand dug.
19. Pipes with less than 0.9m cover in vehicular areas and 0.6m cover in non-vehicular areas are to be protected in accordance with the manufacturers shallow trench detail.
20. Drainage depths have been kept to a minimum where possible, however, depths in excess of 2m can not be avoided. Excavations to be carried out in accordance with HSE document HSG150 'Health and Safety in Construction'.
21. ⚠ Where redundant sewers interfere with new build works they are to be wholly removed. In ALL other instances they shall be fully filled with cementous grout (foamed concrete or similar) to leave no voids.

REVISIONS

C1	Construction issue.	04/12/24	nas
C2	S104/S185 Foul Water Strategy revised & existing Sewer diverted back to MH1504. Pump Station rising main redirected to diverted sewer.	17/12/24	maw
C3	Travellers Pitch detail added, Note 2 revised. Method of redundant Method of redundant foul sewer removal noted in Legend. Extent of easement revised. Manholes moved to allow easement. Foul rising main layout updated. Pumping station updated to PDAS 25/02/25 Issue.	13/03/25	kh/gi
C4	Existing redundant sewer removal clarified in Legend & Note 22.	18/03/25	maw
C5	Basin 1 and 2 updated, Exceedance swale added. Legend updated	26/03/25	gi
C6	Site Layout updated, as in drawing 24-003-100 Site Layout . Rev C6.	07/05/25	gi
C7	Housetype revised @ Plots 2, 4, 13, 14, 17-19, 20-21, 23-25, 59-60. Patio revised @ Plots 1-25, 59-67. Retaining wall revised @ Plots 1, 3-5, 7-10, 14-18, 59-65, Parking Layby revised adjacent to Plots 25, Shed revised @ Plots 17- 25, 59-60, 66-67. Shed added @ Plot 11. Legend revised. Feeder pillar added.	06/06/25	gi
C8	Eco Channels added to patios.	27/06/25	gi
C9	Phase 1 house types updated. Private inspection chambers. renumbered.	04/08/25	gi

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PROJECT
REGENTS GATE, TRUMPS GREEN ROAD VIRGINIA WATER, SURREY

CLIENT
Bellway

DRAWING TITLE
ENGINEERING LAYOUT
Sheet 2 of 3

Sheet Layout

SCALE	DATE	INIT	CHKD
1:200 @A1	04/24	gi	maw

STATUS
CONSTRUCTION

DRG NO	REVISION
24-003/141	C9

SECTION 185 WORKS SUBJECT TO THAMES WATER TECHNICAL ACCEPTANCE

ADOPTABLE SEWERS AND WORKS TO EXISTING PUBLIC SEWERS ARE SUBJECT TO ICOSA WATER TECHNICAL ACCEPTANCE

SCALE 1 : 200 mt.

LEGEND

Site Boundary
Existing Public Foul Sewer
Existing Foul Sewer To Be Diverted (Existing pipe & MHs to be removed)
Proposed Utilities Corridor

Proposed

Surface Water Sewer & Manhole
Foul Water Sewer & Manhole
Foul Drain
Storm Drain
Foul Rising Main

Inspection Chamber — SW — FOUL

1900 min Type 4 non entry access chamber * (0.6m max depth & only serving 1 dwelling)
3150 min Type 4 non entry access chamber * (0.6m max depth & only serving 1 dwelling)
4500 min Type 4 non entry access chamber (upto 1.2m depth)
4500 min Type 3/4 non entry access chamber (up to 3m depth)
6000 min Type 3/4 non entry access chamber (up to 3m depth)
Type 1 or 2 PCC Manhole (DB denotes Deep bore Soakaway)
Manhole with flow control

Rodding point (450 deep unless shown otherwise)
Road Gully (150Ø Outlet)
Yard Gully (100mm Outlet)
ACO Channel Drain to principle door entrance only (free draining to ground)

Drainage Notation

Soil & Vent Pipe — svp
Soil & Vent Pipe terminated in roof space with Air Admittance Valve — aav
Cappped Shower Waste — shower
Floor Socket — fs
Stub Stack — ss
Bottle Gully — bg
Rain Water Pipe — rwp
Invert levels :- IL112.50 Storm — IL112.50 Foul

Finished Ground Floor Level — FFL 54.525
Land Drainage Trench — PP
Additional Exposed Brickwork below DPC (Underbuild) — 300 FB
Raised/Secondary DPC (to facilitate Levell Access) Raised 150mm unless noted otherwise
PCC Gravel Retaining Boards — 450 GB
Waterproof Tanking — 300 T
Retaining Wall — 450RW
FFL Change Between Buildings
Sleepers Retaining Wall — 300SRW
Electric Meter
Gas Meter
Comms Intake
Water Intake
Temporary Tree Protection Fence (To be removed upon completion of construction works)
6m Sewer Easement
Proposed Street Lighting (S38)
Proposed Street Lighting (S278)
Dropper Kerb — DK
Feeder Pillar — FP02:

Phase 2 house types to be updated.