



- LEGEND**
- 100.000 * BELLWAY PARCEL BOUNDARY
 - 1.0% PROPOSED FINISHED LEVEL (HACD)
 - 1.0% PROPOSED FINISHED GRADIENT
 - 1.0% PROPOSED HIGHWAY CONTOURS REFER TO NOTE 19
 - +23.00 EXISTING LEVEL (HACD) (SEE NOTE 2)
 - 1.0% PROPOSED FINISHED FLOOR LEVEL (HACD)
 - 1.0% PROPOSED FINISHED GARAGE LEVEL (HACD)
 - 1.0% STEP
 - 1.0% LEVEL THRESHOLD LOCATION
 - RAISED DPC / TANKING / WATERPROOFING (SEE NOTE 20)
 - EXPOSED BRICKWORK / UNDERBUILD (SEE NOTE 20)
 - PROPOSED RETAINING WALL (900mm - 650mm)
 - PROPOSED RETAINING WALL (650mm - 900mm)
 - PROPOSED RETAINING WALL (900mm - 1200mm)
 - PROPOSED RETAINING WALL (1200mm+)
 - PROPOSED CONCRETE GRAVEL BOARD (WITH HEIGHT SHOWN)
 - PROPOSED EMBANKMENT GRADIENT 1:3 UNLESS OTHERWISE SHOWN
 - PROPOSED GULLY AND LEAD FINAL DAILY POSITIONS TO BE DETERMINED BY THE SITE ENGINEER TO AVOID CONNECTION TO HAVE 1:10 MAXIMUM GRADIENT. IN THE EVENT OF EXCAVATION THROUGH THE FILL MATERIAL INTO UNDESIRABLE GROUNDING REQUIRED AT MANHOLE MINIMUM GRADIENT TO BE 1:80
 - DOMESTIC SURFACE WATER YARD GULLY WITH 1000 CONNECTION REFER TO ODYSSEY DRAWING BM1-OC-DD-2-DR-C-6503 FOR DETAILS
 - PROPOSED PRIVATE SURFACE WATER SEWER
 - PROPOSED PRIVATE FOUL WATER SEWER
 - INTERNAL/EXTERNAL FOUL WATER CONNECTION
 - TYPE OF SURFACE WATER INSPECTION CHAMBER
 - TYPE OF FOUL INSPECTION CHAMBER
 - SURFACE WATER ROOFING EYE
 - THRESHOLD DRAIN TO DISCHARGE INTO SURFACE WATER NETWORK. REFER TO ODYSSEY DRAWING BM1-OC-DD-2-DR-C-6503 FOR DETAILS
 - ACID DRAIN REFER TO ODYSSEY DRAWING BM1-OC-DD-2-DR-C-6503 FOR DETAILS
 - FILTER DRAIN 0.2m WIDE, 0.5m DEEP REFER TO ODYSSEY DRAWING BM1-OC-DD-2-DR-C-6503 FOR DETAILS
 - DISPERSED UNIT PERMANENT REF PV005201023 OR SIMILAR APPROVED
 - PROPOSED SURFACE WATER SEWER AND MANHOLE INCLUDED IN SEPARATE DESIGN PACK
 - PROPOSED FOUL WATER SEWER AND MANHOLE INCLUDED IN SEPARATE DESIGN PACK
 - MA(2) UNIT (FULLY COMPLIANT)
 - MA(2) UNIT (INTERNALLY COMPLIANT)
 - STEPPED FILL
 - BOLLARD LIGHTING DESIGNED BY WILLIAM LIGHTING CONSULTANTS LTD
 - INDICATIVE FEEDER PILLAR

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- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER. CODE FOR ADOPTION WITH DORSET COUNTY COUNCIL STANDARDS AND NBS 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 COORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FROM THE COMMENCEMENT OF THE WORK
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER
 - ALL TESTING REQUIRED TO OBTAIN ADOPTION FROM HWL IS TO BE CARRIED OUT AT THE CONTRACTOR'S EXPENSE
 - PRIVATE FOUL WATER AND SURFACE WATER DRAINAGE IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS BS EN 1752, NBS STANDARD CHAPTER 5.3 AND RELEVANT AGREEMENT CERTIFICATES
 - PRIVATE DRAINS TO BE CONSTRUCTED USING FLEXIBLY JOINTED DRAINAGE SYSTEMS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H DIAGRAM 1
 - INSPECTION CHAMBER COVERS IN PRIVATE AREAS SHOULD BE GROUP 1 CLASS A15, IN PAVEMENT AREAS INACCESSIBLE TO WHEELED VEHICLES AND GROUP 4 CLASS A040 IN VEHICULAR AREAS
 - ALL SOLE VENT PIPE, STUBS, AIR ADMITTANCE VALVES AND RAIN WATER PIPE LOCATIONS ARE INDICATIVE ONLY. FOR ACTUAL LOCATIONS REFER TO ARCHITECTURAL PLANS AND ELEVATIONS
 - TRAPPOLES SITUATED IN AREAS ACCESSIBLE TO WHEELED VEHICLES TO BE OF SUITABLE CONSTRUCTION - HEPWORTH CODE R07T GULLY POT WITH IN SITU CONCRETE AND SURROUND FITTED WITH DRAINAGE CASTINGS CODE T0651 GRATING AND FRAME (OR SIMILAR APPROVED)
 - SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED INTO ADJOINING 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 SHOULDS BE CAST INTO LOCAL SLAB THICKNESS WHERE REINFORCED CONCRETE GROUND SLABS ARE TO BE POURED IN SITU
 - DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST BANKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL, AND THEN EXCAVATE THROUGH THE FILL MATERIAL INTO UNDESIRABLE GROUNDING TO BE OF SUITABLE CONSTRUCTION - HEPWORTH CODE R07T GULLY POT WITH IN SITU CONCRETE AND SURROUND FITTED WITH DRAINAGE CASTINGS CODE T0651 GRATING AND FRAME (OR SIMILAR APPROVED)
 - ALL RWPS TO HAVE ROOMING 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 NBS CHAPTER 5.4 BY SUPPLIER/CONTRACTOR FROM DPC DOWNWARDS INCLUDING STEPPED JOISTS MORE THAN 10mm. RAISED DPC TANKING / WATERPROOFING SHOWN ON THIS DRAWING IS IN AREAS WHERE EXTERNAL LEVELS ARE GREATER THAN 100mm BELOW FFL. REFER TO EXTERNAL LEVELS AND GRADIENTS FOR DETAILS
 - REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR THE SPECIFIC CONSTRUCTION TYPE OF THE FLOOT
 - IN COMPLIANCE WITH COM 2015 ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO RESIDUAL 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
 - TOPOGRAPIHICAL SURVEY HAS BEEN PROVIDED BY MK SURVEYS PROJECT NUMBER 2940 REVISION 13 DATED SEPTEMBER 2021. ODYSSEY DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION
 - SITE LAYOUT IS BASED ON AWP LAYOUT DRAWING P178/P24-LAYOUT-Z22
 - FIRST SURFACE WATER INSPECTION CHAMBERS TO BE 600mm DEEP UNLESS SPECIFIED OTHERWISE
 - FIRST FOUL WATER INSPECTION CHAMBERS TO BE 750mm DEEP UNLESS SPECIFIED OTHERWISE
 - REFER TO AWP DRAWINGS FOR LANDSCAPING DETAILS
 - RETAINING WALL HEIGHTS SHOWN ARE MAXIMUM HEIGHT. RETAINED HEIGHT WILL VARY ALONG ITS LENGTH. BRICK WALLS ARE ASSUMED TO RETAIN 300mm WITHOUT ADDITIONAL SUPPORT
 - ALL INSPECTION CHAMBER COVERS LOCATED WITHIN REAR GARDEN HARDSTAND AREAS SHALL BE NECESSARY

CONSTRUCTION ISSUE

02	FEEDER PILLAR LOCATIONS ADDED	RP	RP	LH	10.03.26
04	PRIVATE LIGHTING ADDED: 517-518 UPDATED	RP	RP	LH	25.11.25
05	UPDATED TO LATEST LAYOUT & CLIENT COMMENTS	RP	RP	LH	20.11.25
06	OLD TREE LOCATIONS REMOVED	RP	RP	LH	22.10.25
07	NOTE 20 AND LEVEL THRESHOLDS NOTED. DRAINAGE WITHIN GARDEN AREAS MOVED TO HARD STANDING AREAS AS CLIENT REQUEST. PARKING LEVELS 512 & 628 REDESIGNED. GRADIENTS ADDED. LEGEND UPDATED	RP	RP	LH	07.10.25



Client
Bellway

Job Title
NORTH STEVENAGE PHASE 2 ON-PARCEL DETAILED DESIGN

Engineering Layout SHEET 4 OF 4

Scale	1:250 @A0	Date	SEP 25	Designed	RP
Drawn	EW	Checked	RP	Approved	LH
Job No	19-188	Drawing No	BM1-OC-DD-2-DR-C-6503	Rev	05

FOR CONTINUATION SEE SHEET 2

FOR CONTINUATION SEE SHEET 4

Forterra Special Reserve

WHAT FACING BRICK COLOR STICKERAGE SHOULD BE?

Istock Hardware Minister Cream