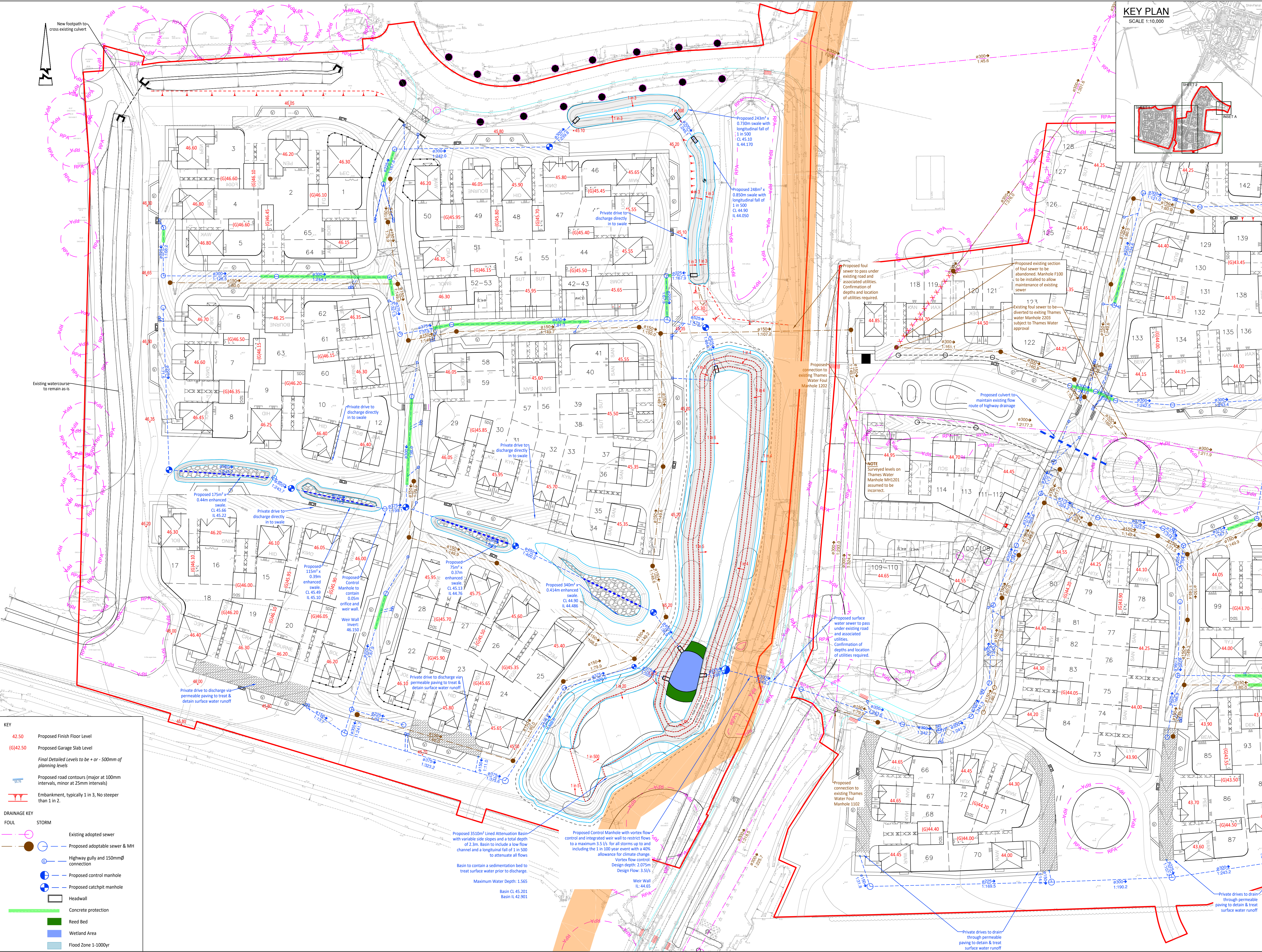


KEY PLAN
SCALE 1:10,000

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- ENGINEERING NOTES:
1. Do not scale.
 2. This drawing is to be read in conjunction with and checked against all other drawings. Engineering details, Specification and any structural, Geotechnical or other specialist document provided.
 3. The proposed works on this drawing could impact on existing services/utility undertakers apparatus, therefore the Contractor should check the position of existing services on site prior to starting work.
 4. Tanking (TK) height shown indicates maximum level difference between finished floor level and external ground level.
 5. Retaining wall (RW) height shown indicates the maximum level difference between two ground levels either side of wall.
 6. Underbuild (UB) height shown indicates the maximum height of exposed brick 150mm below FFL.
 7. Final Detailed Levels to be + or - 500mm of planning levels.
 8. Any anomaly or contradiction between any of the above is to be reported to the Engineer.

- DRAINAGE NOTES:
1. Do not scale.
 2. Refer to all other Project Drawings and supporting notes.
 3. All adoptable drainage works to be constructed as detailed in Design and Construction Guidance or as stipulated in the Water Authorities Addendum.
 4. All public sewers are to be the subject of a Section 104 agreement of the Water Industry Act 1991.
 5. Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
 6. The Contractor is responsible for maintaining continuity of flow for all existing sewers within the site boundary and limit of works for the duration of the project.
 7. All drainage ironworks to comply with BS EN124, and be stamped with BSI Kitemark. Covers to suit loading as below:
 - Carriageways and Roads - D400
 - Driveways and Verges - C250
 - Footways and Pedestrian Areas - B125
 - Gardens/Landscaping - A15
 8. All sewer pipes up to and including 600mm diameter to be PVC-U to BS EN1401. All sewer pipes greater than 600mm diameter to be concrete pipes to BS EN1916.
 9. All drainage shall be installed and tested strictly in accordance with the Manufacturers' printed instructions, BS EN 752, BS EN 1601, Local Water Authority requirements and the Building Regulations.
 10. All bedding shall be Class S unless noted otherwise.
 11. All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted Type 1 granular sub-base material.
 12. Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 1200mm of cover shall be encased in concrete bed and surround with associated movement joints. Drainage laid beneath paths, footways and pedestrian areas with less than 900mm of cover shall be similarly treated.
 13. The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
 14. All gully connections to use a minimum diameter pipe of 150mm and to be surrounded by a minimum of 150mm of grade CB/C10 concrete over its full length (which should not exceed 15m) and its connection to the carrier system.
 15. All sewers to be abandoned must be surveyed to identify any lateral connections that are still live with any fluid to be reported to the Engineer.
 16. All laterals to be 150mm laid at 1:100 (surface) or 1:80 (foul) unless otherwise stated.
 17. All private drains to be 100mm diameter unless otherwise stated.
 18. All foul and storm water drains which are not to be adopted as public sewers shall be in accordance with Document H of the Building regulations, together with NHBC Standards Chapter 5.3 and BS6301.
 19. Where pipes pass through footings, retaining or screen walls, intells to be provided over drains.
 20. Where inverts are less than 0.6m deep inspection chambers (min dia. 150mm) or access fittings (225 x 100mm) to be used, elsewhere proprietary plastic, brick or pcc is to be used and sized in accordance with Table 11 of Document H of the Building Regulations [-0.6m to invert min DN300, >0.6m to invert min DN475].
 21. All gullies connected direct to drains to be roddable.
 22. Adequate precautions in accordance with Approved Document H and manufacturer's recommendations to be taken to protect drains (particularly plastic) at shallow depths.
 23. Trees and shrubs of a large size or heavy canopy with a moderate or high water demand must not be planted within any sewer easement.
 24. Where required 1m deep root barrier of an approved type to be installed vertically along the back edging kerb of all areas of footway/demarcation to protect from both proposed and future plantation.
 25. First foul water ICs to be 750mm below FFL, unless noted otherwise.
 26. Surface water ICs to be laid 600mm below external level, unless noted otherwise.
 27. Rodding eyes to be laid 450mm below external level, unless noted otherwise.



KEY

- 42.50 Proposed Finish Floor Level
- (G)42.50 Proposed Garage Slab Level
- Final Detailed Levels to be + or - 500mm of planning levels
- Proposed road contours (major at 100mm intervals, minor at 25mm intervals)
- Embankment, typically 1 in 3, No steeper than 1 in 2

DRAINAGE KEY

FOUL

- Existing adopted sewer
- Proposed adoptable sewer & MH
- Highway gully and 150mmØ connection
- Proposed control manhole
- Proposed catchpit manhole
- Headwall
- Concrete protection
- Reed Bed
- Wetland Area
- Flood Zone 1-100yr

STORM

- Existing adopted sewer
- Proposed adoptable sewer & MH
- Highway gully and 150mmØ connection
- Proposed control manhole
- Proposed catchpit manhole
- Headwall
- Concrete protection
- Reed Bed
- Wetland Area
- Flood Zone 1-100yr

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Client: **BLOOR HOMES**

Project: **HYDE END ROAD, SHINFIELD**

Title: **FULL APPLICATION ENGINEERING & DRAINAGE OVERVIEW SHEET 1**

Status: **Rev**

Rev	Date	Description	Drawn	Checked
B	02.26	Updated to suit new layout	LC	DS
A	07.25	First Issue	LC	DS

Scale: 1:500 @ A1 Date: JULY 2025 Drawn: LC Checked: DS

Drawing No: D0608-FA-045 Revision: B