Scale 1:250 @ A1 - 1:500 @ A3

5m 0 5m 10m 15m 20m 25m

N

Drainage Key:

- Existing Foul Water Drainage
- Existing Surface Water Drainage
- Adoptable S104 Foul Water Manhole & Pipe — Refer to schedule for size/ types and cover details
- Adoptable S104 Surface Water Manhole & Pipe — Refer to schedule for size/ types and cover details
- RG — Adoptable S38 Highway Surface Water Road Gully
- RG YG — Private Surface Water Road or Yard Gully
- YG — Private Foul Water Gully in Bin Store
- Existing Drainage not required and to be removed / capped off
- Private Polypipe Foul Water Drainage
- Private Polypipe Surface Water Drainage
- ACO — Private Surface Drainage Channel
- RE — Private Surface Rodding Eye
- Threshold Drainage Channel
- PD — Patio Drain
- Garage Channel Drain
- New French Drain
- New Connecting pipes between French Drains

Key:

- Site Boundary
- RTW650 — Retaining Wall 200mm - 800mm
- GB150 — Max 150mm Gravel Board
- GB300 — Max 300mm Gravel Board
- SW650 — Max 650mm Retaining on Brick Screen Wall
- Extra Facing Brickwork to Building
- Raised DPC on plot corner (external levels are within 150mm of FFL)
- Max 450mm Tanking - Garages / Cycle & Bin Stores only (No Houses)
- 1:3 Bank Garden Rollover
- +52.79 — Existing Topographical Survey Level
- 53.775 — Proposed Spot Level
- FFL — Finished Floor Level
- Proposed Steps and number. 150mm high U.N.O
- M4(3) access — Access to flush threshold compliant with Document M Category 3: Wheelchair user dwellings M4(3).
- M4(2) access — Access to flush threshold compliant with Document M Category 2: Accessible and adaptable dwellings M4(2)
- 1:27 — Proposed Gradient and Direction of fall
- Existing Tree / Hedge Root Protection Area (Purple) Existing Tree / Hedge Canopy Extent (Grey)

Additional Notes:

- No finished floor level (FFL) internal steps:Terrace or Semi Detached Properties
- First 3m of all rear gardens have been designed to fall away from rear doors at a gradient of 1:60 U.N.O to prevent ponding on slabs
- All front entrances not noted are at least compliant with M4(1)
- Garage FFL's taken to front of garage. Driveways to be flush with FFL. Refer to Garage detail by others showing slight internal fall.

For continuation refer to drawing 4166-002-4041

For continuation refer to drawing 4166-002-4044

DO NOT SCALE OFF THIS DRAWING

NOTES

1. The contractor is responsible for verifying all site & setting out dimensions before commencing work.
2. This drawing is to be read in conjunction with all relevant Architectural and M&E drawings.
3. All dimensions in millimeters unless stated otherwise.

ENGINEERING DRAWING TO BE READ IN CONJUNCTION WITH SURFACE FINISHES PLAN

ADOPTABLE DRAINAGE SUBJECT TO S104 APPROVAL. ROAD GULLIES AND LATERALS TO BE ADOPTED BY HCC SUBJECT TO S38 APPROVAL

CONTRACTOR TO REFER TO S38 DRAWINGS AND HCC DETAILS FOR WORKS WITHIN THE ADOPTABLE CARRIAGEWAY. AWAITING S38 TECHNICAL APPROVAL

Revision History

Rev	Comment	By	Chkd	Appr	Date
C06	UPDATED TO BLOOR COMMENTS	PR	PR	SB	24/07/2026
C05	STEPS TO PLOTS 143,146,159,160,170,173,183,185 UPDATED	PR	PR	SB	15/06/2026
C04	BIN / CYCLE REVISED. HCC COMMENTS INCLUDED	PR	PR	SB	14/01/2026
C03	UPDATED TO CLIENT MINOR COMMENTS	PR	PR	SB	10/11/2025
C02	UPDATED TO CLIENT COMMENTS	PR	PR	SB	30/10/2025
C01	NEW SITE LAYOUT. LEVELS & DRAINAGE UPDATED	PR	PR	SB	09/10/2025
T03	MINOR DRAINAGE CHANGES	PR	PR	SB	24/07/2025
T02	LEVELS AND DRAINAGE CHANGES	PR	PR	SB	14/07/2025
T01	ISSUED FOR TENDER	PJ	PR	SB	23/05/2025
	Current Revision				
C07	RTW TO PLOT 169 REVISED AS REQUESTED BY CLIENT	PR	PR	SB	03/09/2026

CONSTRUCTION

BLOOR HOMES

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Project

WATERLOOVILLE - BEREWOOD
PHASE 8a

Drawing Title

PROPOSED ENGINEERING LAYOUT
SHEET 3 of 4

RWCL Internal Register reference: 4166 - 002

Scales @ A1

4043 - C07

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