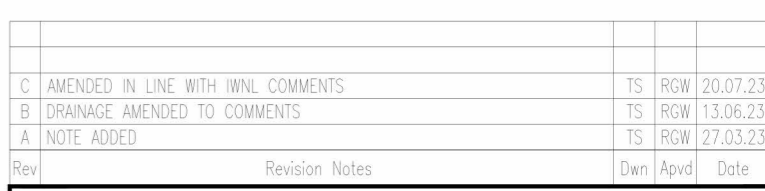


- GENERAL**
- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 - ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 - ALL WORK ARE TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 - THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 - ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 - ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
 - PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORKING AGREED WITH THE PLANNING AUTHORITY.
 - DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEPED AND KEPT CLEAR OF OBSTRUCTIONS, THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
 - PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.
 - ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS' 2016.
 - ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTOR GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.
 - ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.
 - NO TREES ARE TO BE PLANTED WITHIN 3M OF ANY ADOPTABLE SEWER AND TREE PITS/ROOT BARRIER ARE TO BE USED WHERE TREES ARE WITHIN 3-6M AS SPECIFIED BY THE WATER AUTHORITY.

DRAINAGE KEY	
PRIVATE SURFACE WATER	PRIVATE FOUL WATER
INSPECTION CHAMBER TEXT	INSPECTION CHAMBER TEXT
PIPE-RUN DIAMETER/GRADIENT	PIPE-RUN DIAMETER/GRADIENT
ROAD GULLY	SOIL & VENT PIPE
YARD GULLY	WATER CLOSET
RODDING EYE	WASH-HAND BASIN
RAIN WATER PIPE	TRAPPED GULLY
CHANNEL DRAIN	SEALED FLOOR GULLY
PERFORATED PIPE	BACK INLET GULLY
INSPECTION CHAMBERS	FLOOR SOCKET
225mm Ø, 0-600mm DEEP	AIR ADMITTANCE VALVE
480mm Ø >600mm DEEP	DIRECT CONNECTION
600mm Ø (BACKDROP) >1200mm DEEP	INSPECTION CHAMBERS
MANHOLES	INSPECTION CHAMBERS
1200mm Ø (TRAFFICKED) >1200mm DEEP	225mm Ø, 0-600mm DEEP
1200mm Ø (BACKDROP) >1200mm DEEP	480mm Ø, >600mm DEEP
ADOPTABLE SURFACE WATER	600mm Ø (BACKDROP) >1200mm DEEP
MANHOLE TEXT	800mm Ø (BACKDROP) >1200mm DEEP
PIPE-RUN DIAMETER/GRADIENT	MANHOLES
INSPECTION CHAMBER DEPTH VARIES	1200mm Ø (TRAFFICKED) >1200mm DEEP
TYPE C MANHOLE	1200mm Ø (BACKDROP) >1200mm DEEP
ADOPTABLE ROAD GULLY	ADOPTABLE FOUL WATER
FOUL RISING MAIN	MANHOLE TEXT
	PIPE-RUN DIAMETER/GRADIENT
	INSPECTION CHAMBER DEPTH VARIES
	TYPE C MANHOLE
	FOUL RISING MAIN

REGRADE KEY	
RETAINING WALL- LEVEL RETAINED (MM)	400 SW
GRAVEL BOARDS- LEVEL RETAINED (MM)	300 SW
UNDERBUILD WITH NO. OF BRICK COURSES	200 SW
RAISED/SECONDARY D.P.C. (2 COURSES)	100 SW
TANKING - WITH NO. OF BRICK COURSES	0 SW
PROPOSED LEVEL	0.000
EXISTING LEVEL	0.000
GRADIENT	1:10
STEPS	1:10
BANKING MARKER	1:10
LEVEL THRESHOLD & PART M PLATFORM	0.000
FINISHED FLOOR LEVEL	00.000

NOTE
ALL PRIVATE HARD STANDING ARE TO BE PERMEABLE PAVING.



Unit 10 Brightwell Barns, Waldringfield Road, Brightwell, Suffolk, IP10 0BJ

worksare consultant SSIP SAFETY SCHEMES IN PROMINENT COMS Safety Scheme

PRELIMINARY

Project: THORPE ROAD, CLACTON

Drawing Title: ENGINEERING LAYOUT SHEET 2

Client: OAKLAND COUNTRY HOMES Date: DEC 2023

Drawn: TS Designed: RGW Checked: RGW Approved: RGW

Scale: 1:250 Project No: 2211-765 Drawing No & Revision: 011C Size: A1