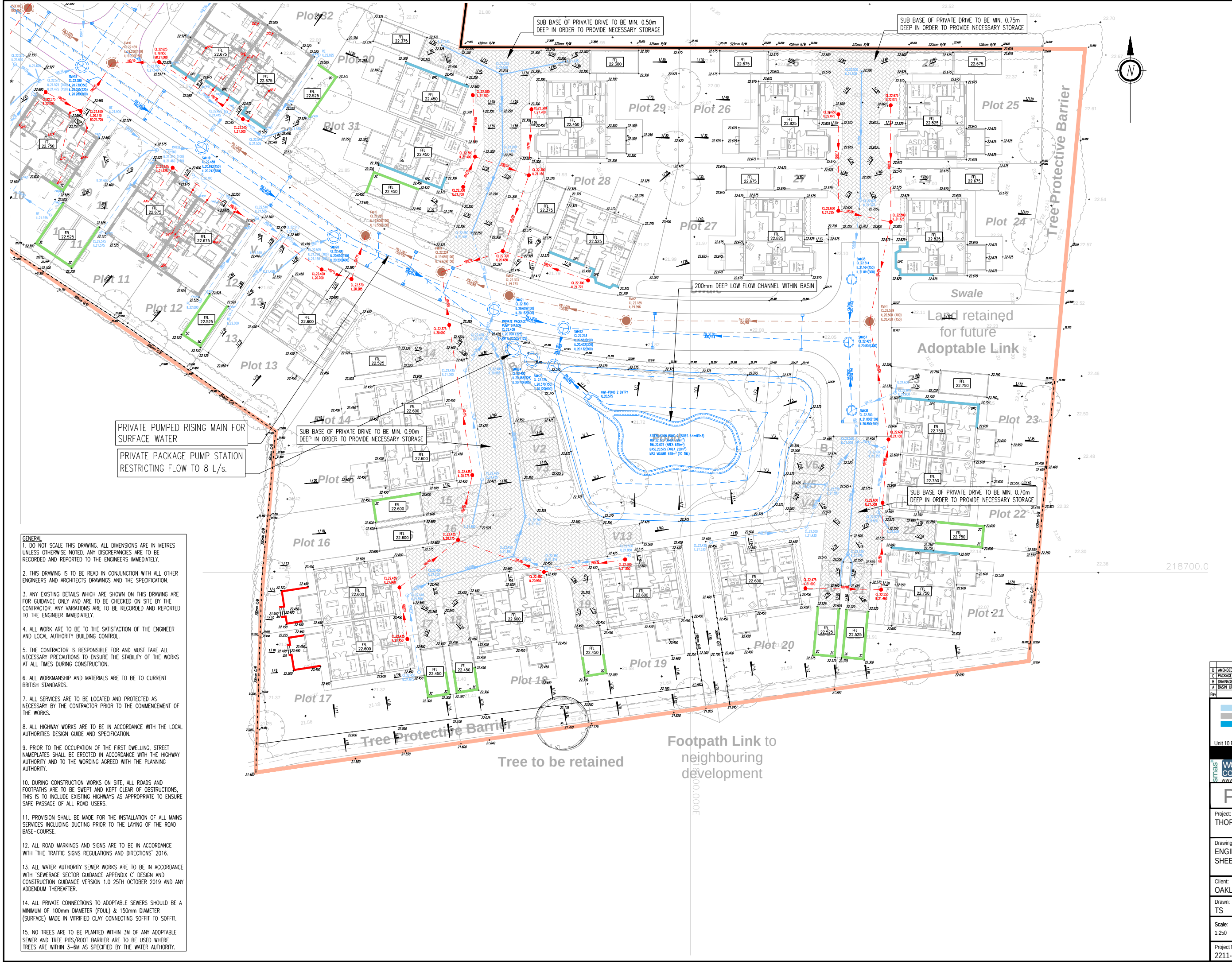

<u>GENERAL</u>

1. 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.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.

3. 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.

4. ALL WORK ARE TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.

5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.

6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.

7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.

8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.

9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORDING AGREED WITH THE PLANNING AUTHORITY.

10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEPT AND KEPT CLEAR OF OBSTRUCTIONS, THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.

11. PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.

12. ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS' 2016.

13. 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.

14. 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.

15. 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	CL.00.00 IL.00.00 BD.00.00	INSPECTION CHAMBER TEXT	CL.00.00 IL.00.00 BD.00.00
PIPE-RUN DIAMETER/GRADIENT	150/150	PIPE-RUN DIAMETER/GRADIENT	150/150
ROAD GULLY		SOIL & VENT PIPE	●svp
YARD GULLY		STUB STACK	●ss
RODDING EYE	RE IL.00.00	WATER CLOSET	●wc
RAIN WATER PIPE		WASH HAND BASIN	●whb
CHANNEL DRAIN		TRAPPED GULLY	■tg
PERFORATED PIPE		SEALED FLOOR GULLY	■sfg
		BACK INLET GULLY	■big
		FLOOR SOCKET	■fs
		AIR ADMITTANCE VALVE	■aav
		DIRECT CONNECTION	■dc
INSPECTION CHAMBERS		INSPECTION CHAMBERS	
225mm Ø, 0-600mm DEEP	○	225mm Ø, 0-600mm DEEP	●
480mm Ø >600mm DEEP	○	480mm Ø, >600mm DEEP	●
600mm Ø (BACKDROP) >1200mm DEEP	BD ○	600mm Ø (BACKDROP) >1200mm DEEP	BD ●
MANHOLES		MANHOLES	
1200mm Ø (TRAFFICKED) >1200mm DEEP	○	1200mm Ø (TRAFFICKED) >1200mm DEEP	●
1200mm Ø (BACKDROP) >1200mm DEEP	BD ○	1200mm Ø (BACKDROP) >1200mm DEEP	BD ●
ADOPTABLE SURFACE WATER		ADOPTABLE FOUL WATER	
MANHOLE TEXT	SMH CL.00.000 IL.00.000 BD.00.000	MANHOLE TEXT	FMH CL.00.000 IL.00.000 BD.00.000
PIPE-RUN DIAMETER/GRADIENT	PN 1.001 150/150	PIPE-RUN DIAMETER/GRADIENT	PN 1.001 150/150
INSPECTION CHAMBER DEPTH VARIES	○	INSPECTION CHAMBER DEPTH VARIES	●
TYPE C MANHOLE	▭	TYPE C MANHOLE	■
ADOPTABLE ROAD GULLY	G		
FOUL RISING MAIN		FOUL RISING MAIN	

REGRADE KEY

RETAINING WALL-LEVEL RETAINED (MM)	450 RW
GRAVEL BOARDS-LEVEL RETAINED (MM)	300 GB
UNDERBUILD WITH No. OF BRICK COURSES	2C
RAISED /SECONDARY D.P.C. (2 COURSES)	DPC
TANKING - WITH NO. OF BRICK COURSES	2C
PROPOSED LEVEL	+00.000
EXISTING LEVEL	+00.000
GRADIENT	1/12
STEPS	1st 2st 3st
BANKING MARKER	
LEVEL THRESHOLD & PART M PLATFORM	▲
FINISHED FLOOR LEVEL	FFL 00.000

<u>NOTE</u>
ALL PRIVATE HARD STANDING ARE TO BE PERMEABLE PAVING.

Rev	Revision Notes	Dwn	Apvd	Date
D	AMENDED IN LINE WITH IWNL COMMENTS	TS	RGW	20.07.23
C	PACKAGE PUMP STATION UPDATED, WASHOUT CHAMBER REMOVED	TS	RGW	11.07.23
B	DRAINAGE AMENDED TO COMMENTS	TS	RGW	13.06.23
A	BASIN UPDATED, SMH37-41 UPDATED	TS	RGW	27.03.23

INGENT
CONSULTING ENGINEERS
Unit 10 Brightwell Barns, Waldringfield Road, Brightwell, Suffolk, IP10 0BJ.

PRELIMINARY

Project:
THORPE ROAD, CLACTON

Drawing Title:
ENGINEERING LAYOUT
SHEET 3

Client:	Date:
OAKLAND COUNTRY HOMES	MAR 2023

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

Scale:
1:250
5m 0m 5m 10m 15m

Project No:	Drawing No & Revision:	Size:
2211-765	012D	A1