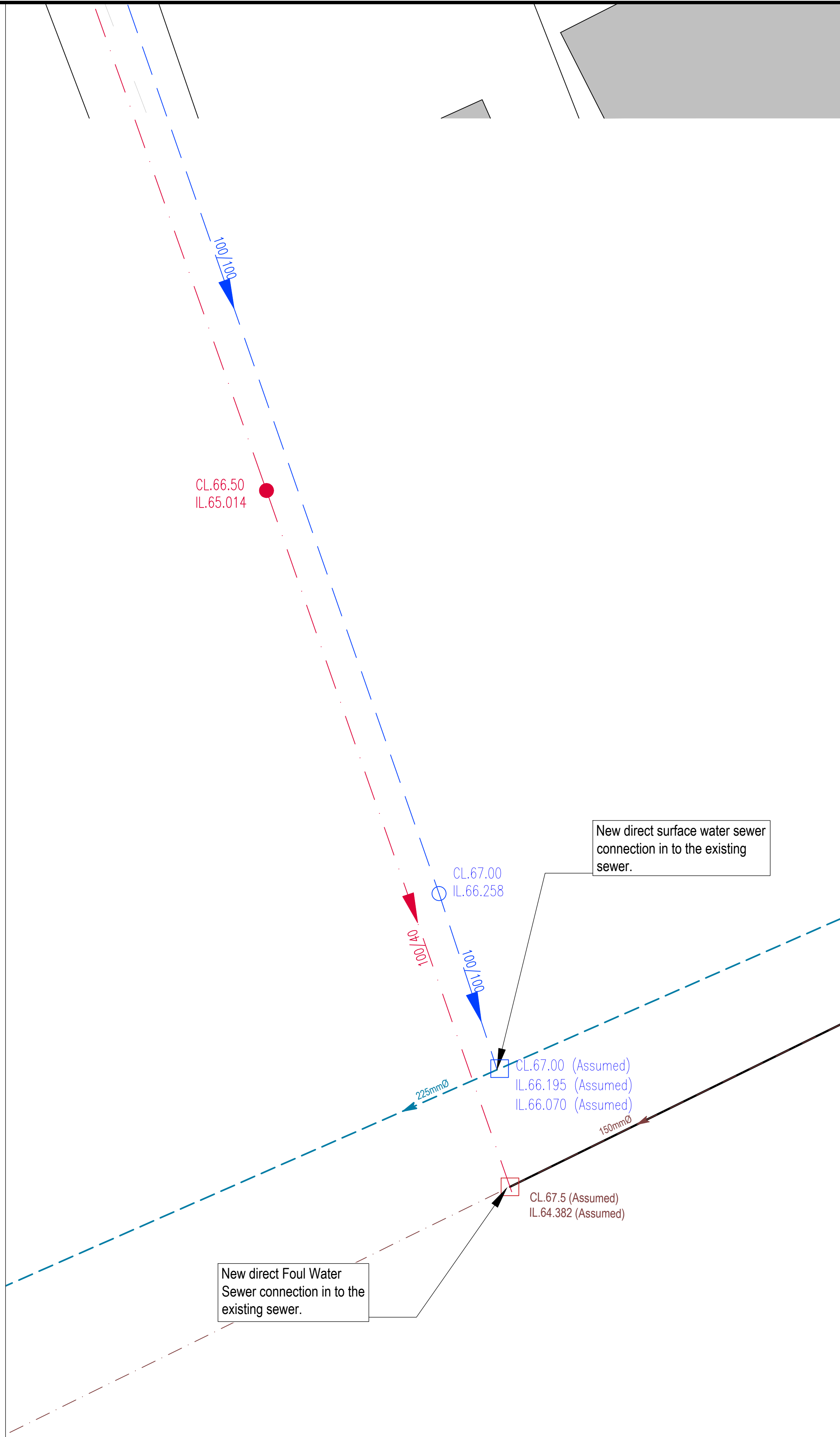
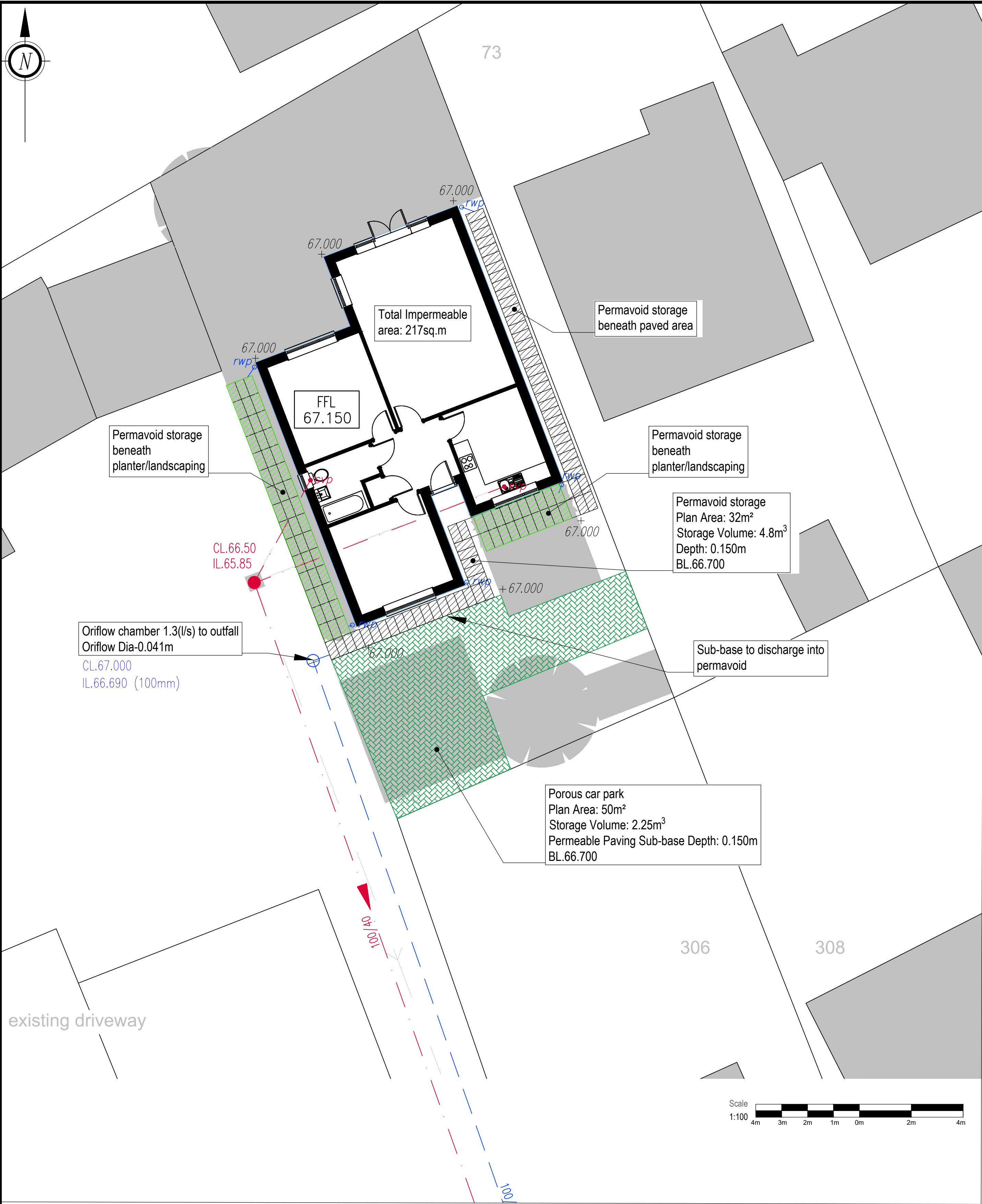




- General Notes:
1. Do not scale this drawing. All dimensions are in metres unless otherwise noted. Any discrepancies are to be recorded and reported to the engineers immediately.
  2. This drawing is to be read in conjunction with all other engineers and architects drawings, and the specification.
  3. All work is to be to the satisfaction of the engineer and local authority building control.
  4. The contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
  5. All workmanship and materials are to be to current British Standards.
  6. All services are to be located and protected as necessary by the contractor prior to the commencement of the works.
  7. 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.
  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 during 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 sewer works are to be in accordance with sewers for adoption 6th edition.
  14. All private connections to adoptable sewers should be a minimum of 100mm diameter (foul) and 150mm diameter (surface) made in vitrified clay connecting soffit to soffit.

Note:  
The contractors are to check all dimensions, drain runs and general conditions on site before works commence

Note:  
All works to be carried out in accordance with current building regulations, British Standards, Code of Practice and Local Authority requirements

#### Proposed Drainage Key

| Private Surface Water   |           | Private Foul Water  |          |
|-------------------------|-----------|---------------------|----------|
| Surface Water           | CL. 00.00 | Foul Water          | CL.00.00 |
| Manhole Text            | IL. 00.00 | Manhole Text        | IL.00.00 |
| Surface Water Pipe      | 100/80    | Foul Water Pipe     | 100/80   |
| Diameter / Gradient     |           | Diameter / Gradient |          |
| Oriflow control chamber |           | Inspection chamber  |          |
| Inspection chamber      |           | 480mm Ø             |          |
| 480mm Ø                 |           | >600mm Depth        |          |
| >600mm Depth            |           | Inspection chamber  |          |
|                         |           | 225mm Ø             |          |
| Rain Water Pipe         | rwp       | 0-600mm Depth       |          |
| permeable pavement      |           | Soil & Vent Pipe    |          |
|                         |           | Rising Main         |          |

#### Existing Drainage Key

|                                |                        |                             |                               |
|--------------------------------|------------------------|-----------------------------|-------------------------------|
| Existing Surface Water Pipe    | 225mmØ                 | Existing Foul Water Pipe    | 225mmØ                        |
| Existing Surface Water Manhole | EXMH CL.8.090 IL.7.200 | Existing Foul Water Manhole | EXMH 5306 CL.72.640 IL.69.150 |

#### External Works Key

|                      |           |
|----------------------|-----------|
| Finished Floor Level | FFL 8.130 |
|----------------------|-----------|

|       |                         |       |          |            |
|-------|-------------------------|-------|----------|------------|
| P2    | Drainage layout amended | BN    | BN       | 16.08.2024 |
| P1    | Preliminary Issue       | MR    | BN       | 17.07.2023 |
| Issue | Notes                   | Drawn | Approved | Date       |



Issuing Office:  
JMS East Anglia (Ipswich): Unit 27, Brightwell Barns  
Brightwell, Suffolk, United Kingdom, IP10 0BJ, Tel: 01473 487047

Project  
304 London Road  
Wokingham, RG40 1RD

Drawing Title  
Private Drainage Layout

|             |             |       |
|-------------|-------------|-------|
| Project No. | Drawing No. | Issue |
| EX23/115/06 | 200         | P2    |

PRELIMINARY