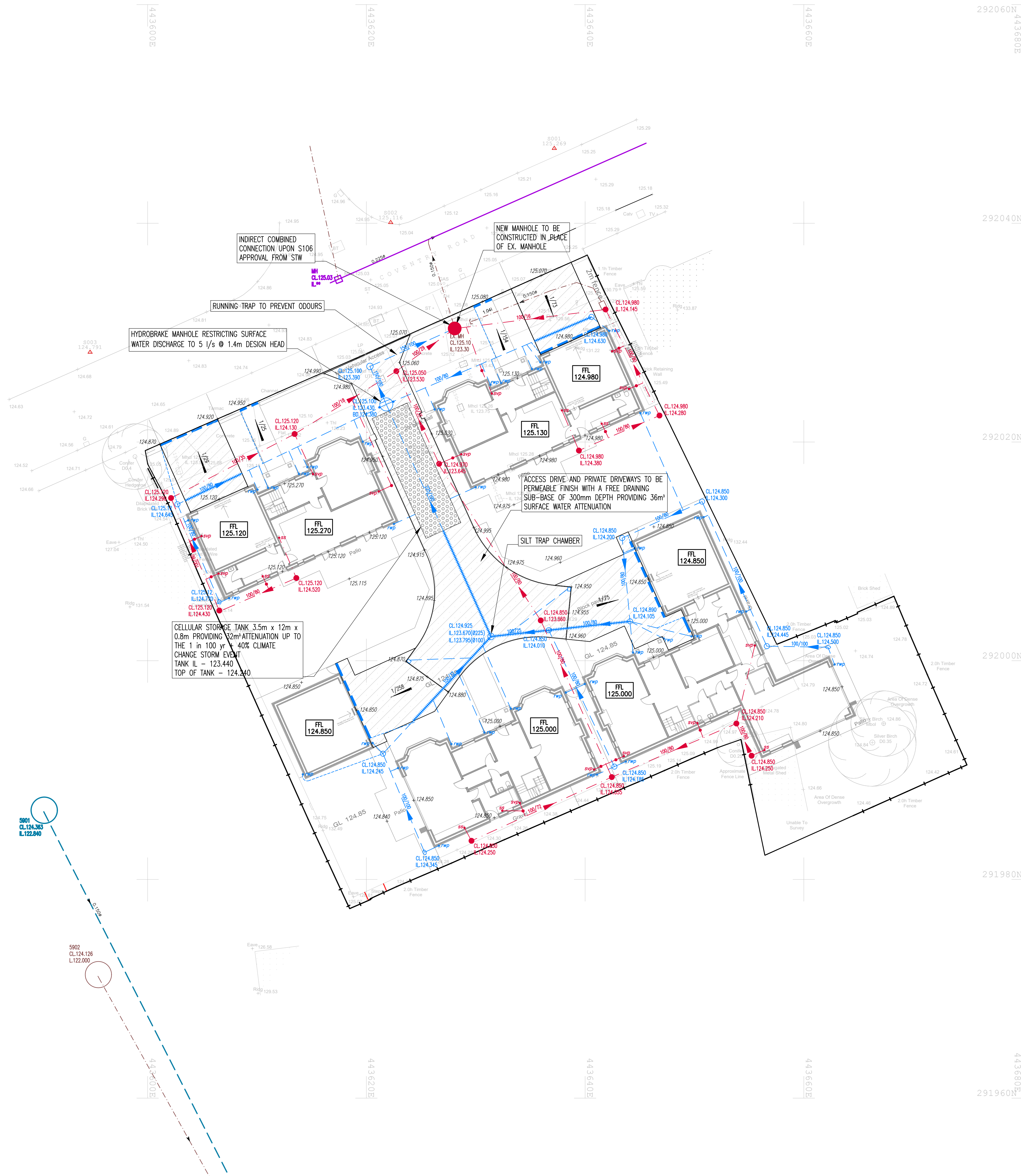
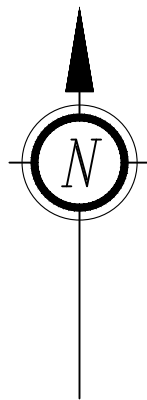




Drainage Key	
Private Surface Water	Private Foul Water
Surface Water Manhole Text CL.00.00 IL.00.00 80.00.00	Foul Water Manhole Text CL.00.00 IL.00.00 80.00.00
Surface Water Pipe Diameter / Gradient 150/150	Foul Water Pipe Diameter / Gradient 150/150
Private Road Gully	Private Foul Connection Points
Private Yard Gully	Soil & Vent Pipe Stub Stack
Rodding Eye RE IL.00.00	• syp • ss
Rain Water Pipe rwp	
Channel Drain	
Perforated Pipe	
Crate Attenuation	
Inspection Chambers	Inspection Chambers
225mm Ø 0-600mm Depth	225mm Ø 0-600mm Depth
480mm Ø >600mm Depth	480mm Ø >600mm Depth
600mm Ø >600mm Depth	600mm Ø (Backdrop) >1200mm Depth
Manholes	Manholes
1200mm Ø (Trafficked) >1200mm Depth	1200mm Ø (Trafficked) >1200mm Depth
1200mm Ø (Backdrop) >1200mm Depth	1200mm Ø (Backdrop) >1200mm Depth

External Works Key	
Proposed Level	00.000
Existing Level	0.000
Gradient	1/12
Finished Floor Level	FFL 00.000

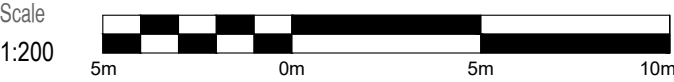
Existing Services Key	
Combined Sewer	0.7500
Surface Water Sewer	0.7500
Foul Water Sewer	0.3000

NOTE: ALL EXISTING DRAINAGE ON SITE TO BE ABANDONED BY GRUBBING OUT.

NOTE: FFLs PROPOSED INDICATIVELY. TBC BY ARCHITECTS.

General Notes:

- 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.
- All work is 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.
- 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 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 wording agreed with the planning authority.
- 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.
- 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 sewer works are to be in accordance with sewers for adoption 6th edition.
- 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.
- JMS does not take responsibility for the design, specification, performance or operation of any plant and/or machinery indicated on the drawings or calculations and it is the client's responsibility to ensure that any such item is suitable for the purpose intended.



P1 Preliminary Issue		MN	BP	24.01.2020
Issue	Notes	Drawn	Approved	Date
  Engineering That Gives Design To Life.				
Issuing Office: ☐ JMS Midlands (Nuneaton): Victoria Court, 25 Tennant Street Nuneaton, Warwickshire, United Kingdom, CV11 4LZ, Tel: 02476 350505				
Project Development at Coventry Road, Burbage				
Drawing Title Engineering Layout				
Client LANCE BUILDING CONTRACTORS LTD				
Project No. CO19/327/10		Drawing No. 001		Issue P1
PRELIMINARY				