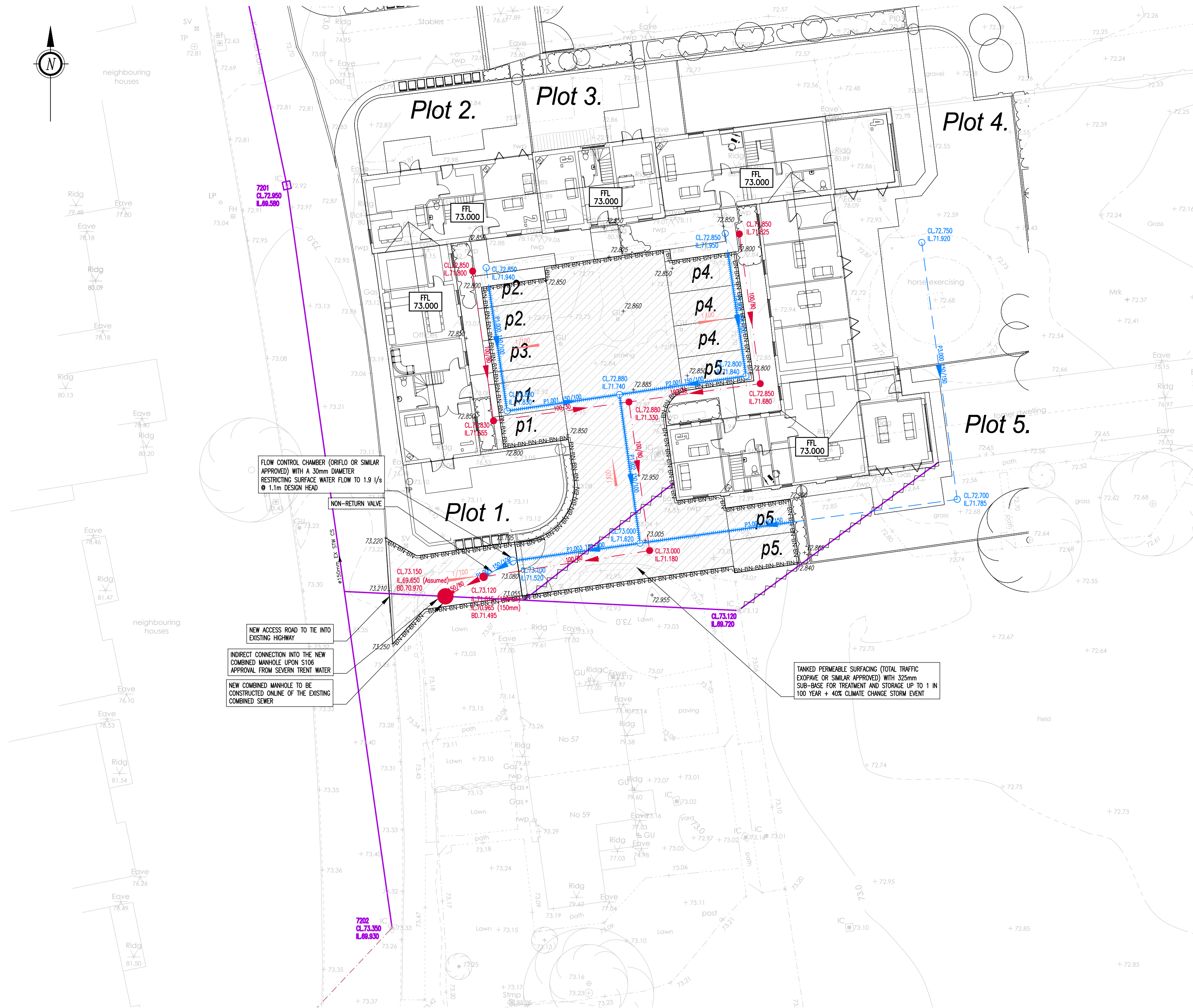
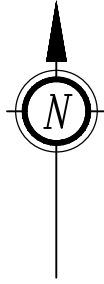




- General Notes:
1. Do not scale this drawing. All dimensions are in metres unless otherwise noted. Any discrepancies are to be recorded and reported to the engineers immediately.
 2. This drawing is to be read in conjunction with all other engineers and architects drawings, and the specification.
 3. 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 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 sewer works are to be in accordance to Design and Construction Guidance (DCG).
 14. All private connections to adoptable sewers should be a minimum of 100mm diameter (boul) and 150mm diameter (surface) made in vitrified clay connecting soffit to soffit.

Drainage Key			
Private Surface Water		Private Foul Water	
Surface Water Manhole	CL.00.00 IL.00.00	Foul Water Manhole	CL.00.00 IL.00.00 BD.00.00
Text		Text	
Surface Water Pipe	150/150	Foul Water Pipe	150/150
Diameter / Gradient		Diameter / Gradient	
Perforated Pipe		Inspection Chambers	
Inspection Chambers		480mm Ø	
480mm Ø		>600mm Depth	
>600mm Depth		600mm Ø (Backdrop)	BD
Flow control (Orifice)		>1200mm Depth	
		1200mm Ø (Backdrop)	BD
		>1200mm Depth	BD

Existing Services Key	
Combined Sewer	0.7504
Foul Water Sewer	0.3028
Drainage to be Abandoned	

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

Road and Pavement Key	
Road Profile	
Asphalt	
Permeable Surfacing	
Bullnose (BN)	-BN-BN-BN-BN-

P2 Amended following comments from Client		PG	BP	10.07.2023
P1 Preliminary Issue		PG	BP	13.04.2023
Issue	Notes	Drawn	Approved	Date
 Engineering That Brings Design To Life.				
Issuing Office: JMS Midlands (Nuneaton): Victoria Court, 25 Tennant Street Nuneaton, Warwickshire, United Kingdom, CV11 4LZ, Tel: 02476 350505				
Project Kennel Lane, Witherley Atherstone, CV9 3LJ				
Drawing Title Drainage Engineering Layout Plots 1 - 5				
Project No. CO22/293/07	Drawing No. 212	Issue P3		

PRELIMINARY