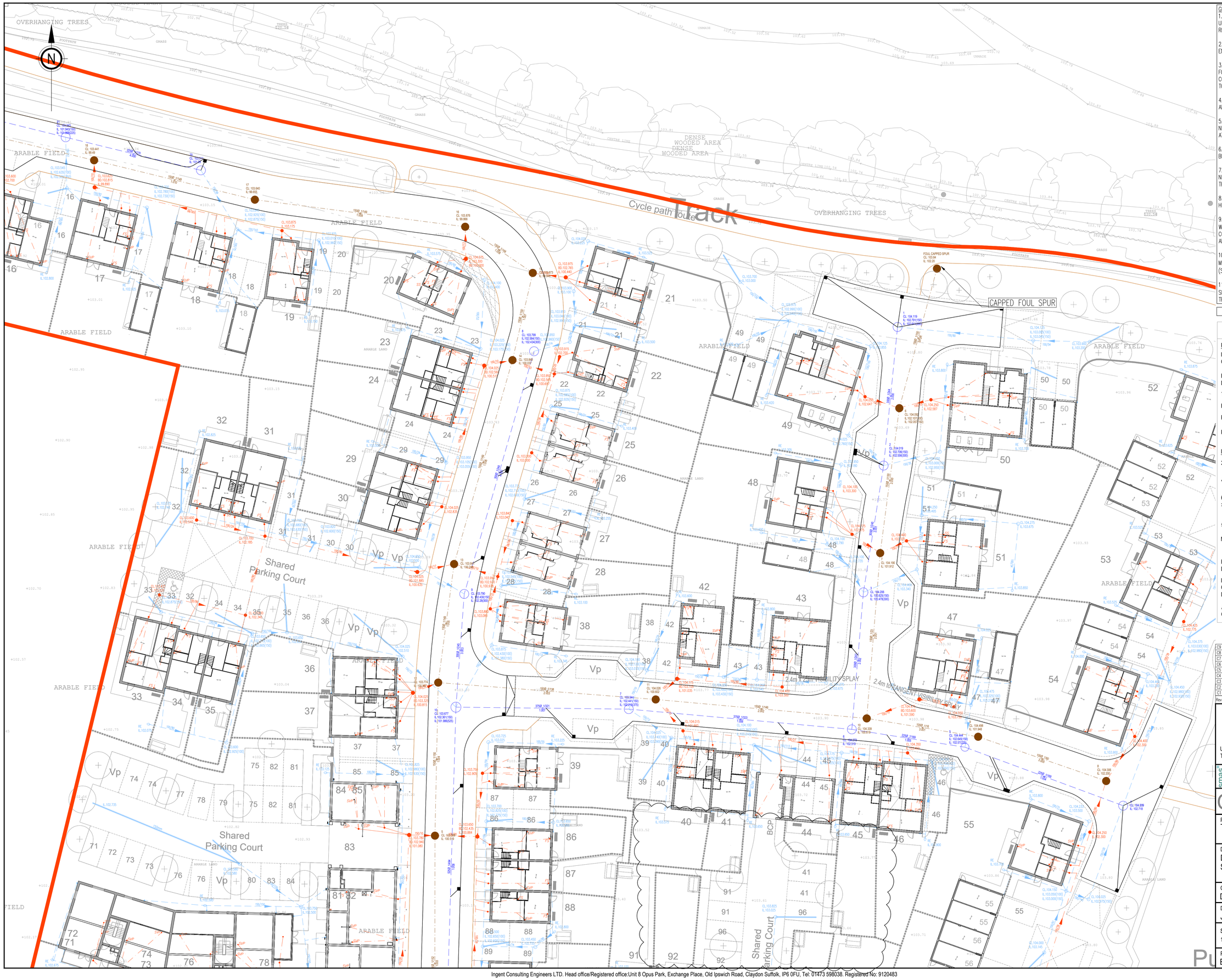
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GENERAL

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 ADOPTABLE SURFACE WATER SEWERS WITHIN ADOPTABLE HIGHWAYS ARE TO BE A MINIMUM OF 225MM.

9. 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.

10. ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) CONNECTING SOFFIT TO SOFFIT.

11. 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.

ALL DRAINAGE PIPES TO BE POLYETHYLENE TO BS EN 13476

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
YARD GULLY		SOIL & VENT PIPE	svp
RODDING EYE	RE IL.00.00	FLOOR SOCKET	fs
RAIN WATER PIPE			
PERFORATED PIPE			
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
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	
ADOPTABLE ROAD GULLY		FOUL RISING MAIN	

Rev	Revision Notes	Dwn	Apvd	Date
C9	SHED LOCATIONS AMENDED AS PER CLIENT MARKUP	RW	JL	09.09.26
C8	PLOT 83 HOUSE BLOCK AMENDED TO CLIENT MARKUP	KM	KK	03.09.26
C7	PATIOS AND GARDEN PATHS AMENDED SITE WIDE AS PER CLIENT MARK-UP	JL	KK	30.06.26
C6	PLOT 5 PATIO AND SHED CHANGE & 25-28 HOUSETYPE CHANGE	JL	KK	21.04.26
C5	FOUL Y JUNCTIONS ADDED	KM	KK	02.04.26
C4	SCREEN WALLS AND FENCING AMENDED AS PER CLIENT MARK-UP	JL	KK	17.03.26
C3	BINS REMOVED AND GARDEN PATIOS AMENDED SITE WIDE	JL	KK	28.11.25
C2	EMERGENCY TURNING HEADS UPDATED	JL	KK	18.11.25
C1	UPDATED TO CONSTRUCTION ISSUE	JL	KK	11.11.25

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CONSTRUCTION

Project:
TAKELEY, ESSEX

Drawing Title:
DRAINAGE LAYOUT
SHEET 2 OF 4

Client:			Date:
DANDARA			SEPT 2025
Drawn: JL	Designed: JL	Checked: KK	Approved: KK

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

Project No:	Drawing No & Revision:	Size:
BT-2602-ING	1221	A1