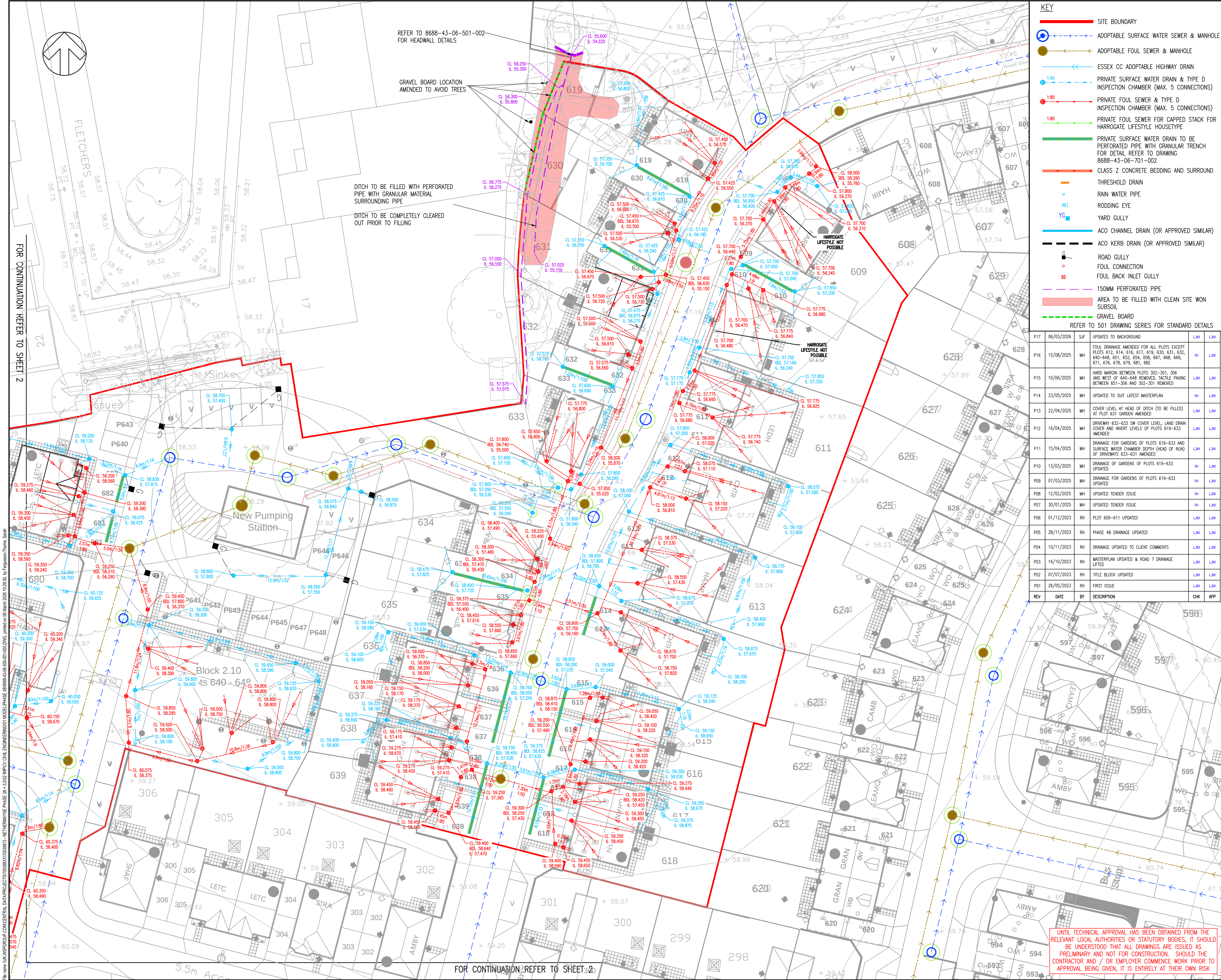




KEY

- SITE BOUNDARY
- ADOPTABLE SURFACE WATER SEWER & MANHOLE
- ADOPTABLE FOUL SEWER & MANHOLE
- ESSEX CC ADOPTABLE HIGHWAY DRAIN
- PRIVATE SURFACE WATER DRAIN & TYPE D INSPECTION CHAMBER (MAX. 5 CONNECTIONS)
- PRIVATE FOUL SEWER & TYPE D INSPECTION CHAMBER (MAX. 5 CONNECTIONS)
- PRIVATE FOUL SEWER FOR CAPPED STACK FOR HARROGATE LIFESTYLE HOUSETYPE
- PRIVATE SURFACE WATER DRAIN TO BE PERFORATED PIPE WITH GRANULAR TRENCH FOR DETAIL REFER TO DRAWING 8688-43-06-701-002
- CLASS Z CONCRETE BEDDING AND SURROUND
- THRESHOLD DRAIN
- RAIN WATER PIPE
- RODDING EYE
- YARD GULLY
- ACO CHANNEL DRAIN (OR APPROVED SIMILAR)
- ACO KERB DRAIN (OR APPROVED SIMILAR)
- ROAD GULLY
- FOUL CONNECTION
- FOUL BACK INLET GULLY
- 150MM PERFORATED PIPE
- AREA TO BE FILLED WITH CLEAN SITE WON SUBSOIL
- GRAVEL BOARD

REFER TO 501 DRAWING SERIES FOR STANDARD DETAILS

P17	06/03/2026	SJF	UPDATES TO BACKGROUND	LJM	LJM
P16	15/08/2025	MH	FOUL DRAINAGE AMENDED FOR ALL PLOTS EXCEPT PLOTS 612, 614, 616, 617, 619, 630, 631, 632, 640-648, 651, 652, 654, 658, 667, 668, 669, 671, 676, 678, 679, 681, 682	RH	LJM
P15	10/06/2025	MH	HARD MARON BETWEEN PLOTS 302-301, 306 AND WEST OF 640-648 REMOVED, TACTILE PAVING BETWEEN 651-306 AND 302-301 REMOVED	LJM	LJM
P14	23/05/2025	MH	UPDATED TO SUIT LATEST MASTERPLAN	RH	LJM
P13	22/04/2025	MH	COVER LEVEL AT HEAD OF DITCH (TO BE FILLED) AT PLOT 631 GARDEN AMENDED	LJM	LJM
P12	16/04/2025	MH	DRIVEWAY 632-633 SW COVER LEVEL, LAND DRAIN COVER AND INVERT LEVELS OF PLOTS 619-633 AMENDED	LJM	LJM
P11	15/04/2025	MH	DRAINAGE FOR GARDENS OF PLOTS 619-633 AND SURFACE WATER CHAMBER DEPTH (HEAD OF RUN) OF DRIVEWAYS 633-631 AMENDED	LJM	LJM
P10	13/03/2025	MH	DRAINAGE OF GARDENS OF PLOTS 619-633 UPDATED	RH	LJM
P09	07/03/2025	MH	DRAINAGE FOR GARDENS OF PLOTS 619-633 UPDATED	RH	LJM
P08	12/02/2025	MH	UPDATED TENDER ISSUE	RH	LJM
P07	30/01/2025	MH	UPDATED TENDER ISSUE	RH	LJM
P06	01/12/2023	RH	PLOT 609-611 UPDATED	LJM	LJM
P05	28/11/2023	RH	PHASE 4B DRAINAGE UPDATED	LJM	LJM
P04	10/11/2023	RH	DRAINAGE UPDATED TO CLIENT COMMENTS	LJM	LJM
P03	16/10/2023	RH	MASTERPLAN UPDATED & ROAD 7 DRAINAGE LIFTED	LJM	LJM
P02	07/07/2023	RH	TITLE BLOCK UPDATED	LJM	LJM
P01	26/05/2023	RH	FIRST ISSUE	LJM	LJM
REV	DATE	BY	DESCRIPTION	CHK	APP

- NOTES:**
- ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT & ENGINEERING DETAILS, DRAWINGS & SPECIFICATIONS.
 - ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
 - UNLESS OTHERWISE NOTED, ALL PRIVATE DRAINAGE PIPES AND FITTINGS TO BE PVCu CONFORMING TO BS4660 AND BS5481 AS APPROPRIATE AND SHALL BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALTERNATIVELY VITRIFIED CLAY TO BS EN 295, WITH FLEXIBLE JOINTS AND KITE MARK CERTIFIED. ALL LATERALS TO BE ADOPTED BY ANGLIAN WATER TO BE VITRIFIED CLAY
 - ALL PRIVATE BUILDING DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH BS EN725 AND THE BUILDING REGULATIONS APPROVAL DOCUMENT H.
 - ALL SVPS AND STACK PIPES SHALL HAVE RODDING ACCESS PLATES FITTED AT THEIR BASES (GROUND FLOOR LEVEL).
 - MANHOLE/INSPECTION COVERS IN PRIVATE BLOCK PAVED PATHS, DRIVES AND PARKING AREAS ARE TO BE RECESSED TO RECEIVE MATCHING BLOCKS IN ALL CASES.
 - THE SITE ENGINEER IS TO DETERMINE THE ORIENTATION OF THE MANHOLE CHAMBERS TO ENSURE THE LOCATION OF THE COVERS DO NOT FALL WITHIN THE PATHS OF VEHICLE TRACKS WHERE POSSIBLE. IN AREAS WHERE NECESSARY ANTI-SKID COVERS MAY BE SPECIFIED.
 - PRIVATE SEWERS PLUS DRAINS SHALL HAVE CLASS B PIPE BEDDING AND SURROUND UNLESS COVER IS LESS THAN 900mm UNDER DRIVES WHERE CLASS Z SHALL BE USED. PRIVATE DRAINS TO HAVE MINIMUM 450mm COVER AT ANY POINT.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES THAT MAY BE AFFECTED BY THE PROPOSED WORKS BEFORE COMMENCEMENT OF CONSTRUCTION.
 - ALL PRIVATE SEWERS AND FW LATERALS ARE 100mm DIA UNLESS OTHERWISE SPECIFIED.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE RSK GEO-ENVIRONMENTAL SITE INVESTIGATION REPORTS:
 - 26502-RO1(00) - SITE REPORT
 - 26502-RO2(00) - SUPPLEMENTARY REPORT 1
 - 26502-RO3(00) - SUPPLEMENTARY REPORT 2
 - 26502-LO1(00) - SLOPE STABILITY

DRAWING STATUS: **S2 - FOR INFORMATION**

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CLIENT: **REDROW HOMES**

ARCHITECT: **AG1: DESIGNS**

SITE/PROJECT: **NETHERMAYNE, BASILDON PHASE 4B**

TITLE: **PRIVATE DRAINAGE SHEET 3**

SCALE @ A1:	1:250	CHECKED:	LJM	APPROVED:	LJM
PROJECT NO:	70039873	DESIGNED:	RH	DRAWN:	RH
				DATE:	May 23
DRAWING NO:	8688-43-06-500-003				REV:
					P17

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UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK