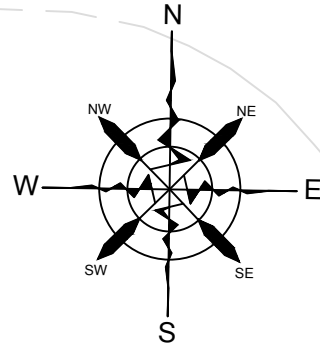


KEY

- PROPOSED SURFACE WATER SEWER
- PROPOSED ACO SURFACE WATER CHANNEL DRAIN
- GULLY
- CELLULAR STORAGE
- EXISTING SURFACE WATER MANHOLE
- EXISTING FW SEWER DRAINAGE
- PROPOSED FOUL WATER SEWER
- PROPOSED ACO FOUL WATER CHANNEL DRAIN
- PROPOSED FORECOURT SEPARATOR
- PROPOSED SITE BOUNDARY
- FINISHED FLOOR LEVEL
- FINISHED EXTERNAL LEVEL
- EXISTING LEVEL



PROPOSED CONNECTION TO EXISTING FOUL WATER SEWER DRAINAGE SCHEME.
LOCATION AND INVERT LEVEL TO BE CONFIRMED

PROPOSED CONNECTION TO EXISTING SRFACE WATER SEWER DRAINAGE SCHEME.
LOCATION AND INVERT LEVEL TO BE CONFIRMED

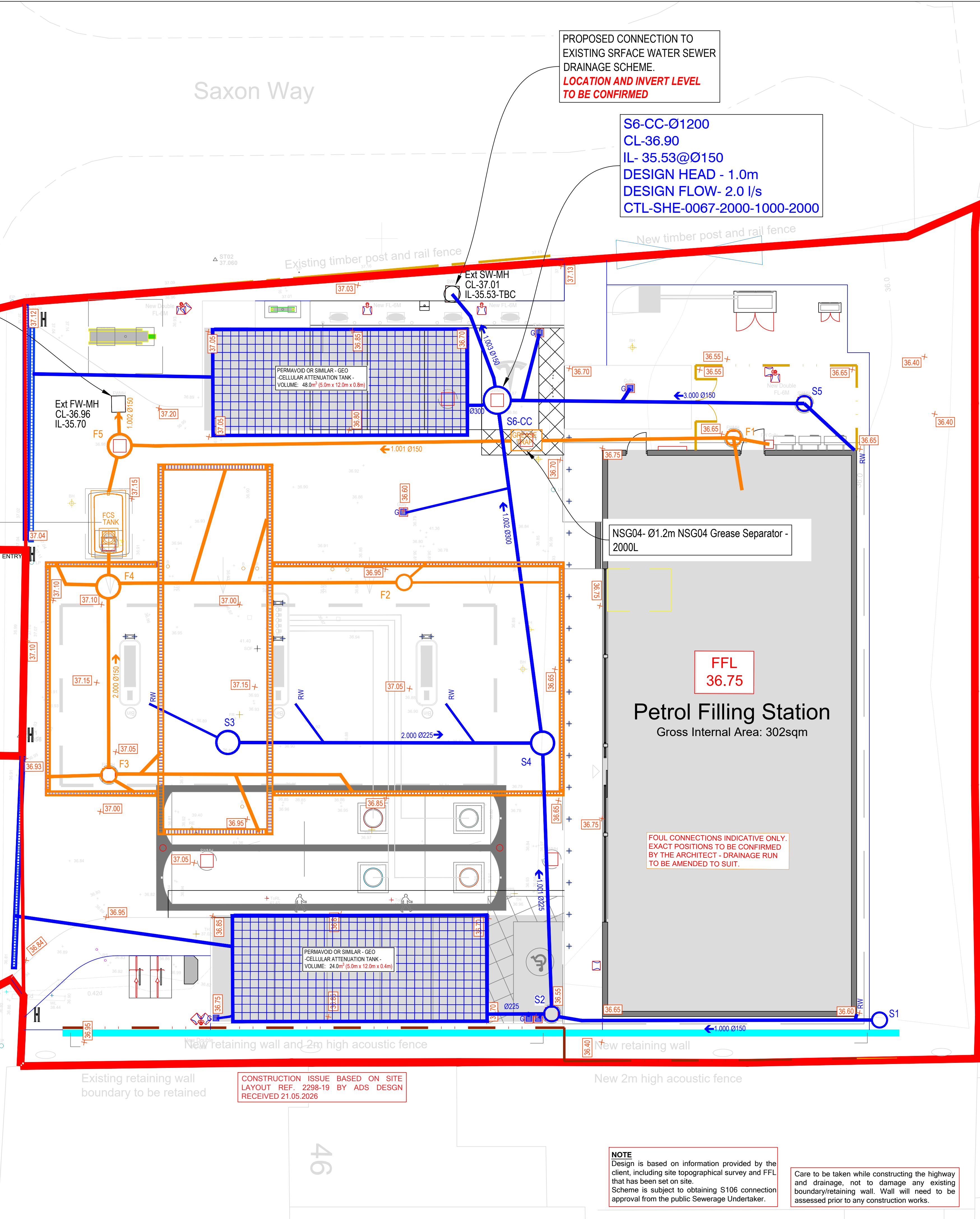
S6-CC-Ø1200
CL-36.90
IL- 35.53@Ø150
DESIGN HEAD - 1.0m
DESIGN FLOW- 2.0 l/s
CTL-SHE-0067-2000-1000-2000

FW Manhole Schedule

MH	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Link	IL (m)	Dia (mm)
F1	571442.020	209851.560	36.650	0.500	650	1.000	36.150	150
F2	571426.470	209844.730	36.950	0.950	650	2.000	36.000	150
F3	571412.530	209835.650	37.050	1.050	650	3.000	36.000	150
F4	571412.510	209844.530	37.100	1.261	1000	3.000	35.839	150
F5	571413.050	209851.180	37.150	1.400	1000	2.001	35.839	150
Outfall-Ext-FW-MH	571412.660	209853.530	36.960	1.260	800	1.001	35.700	150

SW Manhole Schedule

MH	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Link	IL (m)	Dia (mm)
S1	571448.910	209824.080	36.600	0.500	650	1.000	36.100	150
S2	571433.430	209824.370	36.550	0.732	650	1.000	35.893	150
S3	571418.150	209837.180	37.050	1.202	1000	2.000	35.848	225
S4	571433.010	209837.150	36.650	0.987	1000	2.000	35.738	225
S5	571445.360	209853.170	36.650	0.710	650	3.000	35.940	150
S6-CC	571430.870	209853.330	36.900	1.302	1200	3.000	35.748	150
Outfall-Ext-SW-MH	571428.740	209858.340	37.010	1.480	800	1.003	35.530	150



GENERAL NOTES

- THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF ISTRUCT LTD.
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS TO BE CHECKED ON SITE AND CO-ORDINATE WITH RELEVANT ARCHITECT'S DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE.
- ALL LEVELS IN METERS.
- SIZES HEREON SHALL NOT BE MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS & SPECIFICATIONS.

NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECT'S DETAILS.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BRITISH STANDARDS, CODES OF PRACTICE, BUILDING REGULATIONS AND WITH SEWERS FOR ADOPTION 6TH EDITION GUIDANCE.
- THE EXACT POSITION, LEVEL, SIZE AND USE OF EXISTING SEWERS TO BE CONFIRMED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
- ALL UNCOVERED AND SHALLOW PIPEWORK TO BE PROTECTED AGAINST CONSTRUCTION TRAFFIC AS PART OF THE CONTRACTORS TEMPORARY WORKS REQUIREMENTS. COVER LEVELS SHOWN ARE APPROXIMATE ONLY. SUBJECT TO THE ARCHITECT'S EXTERNAL WORKS AND LANDSCAPING SCHEME.
- ALL CONNECTIONS TO ROAD GULLIES AND CHANNELS SHALL BE 150MM NOMINAL BORE PIPEWORK. CONNECTIONS TO RWPS TO BE 100MM NOMINAL BORE PIPEWORK SUBJECT TO CONFIRMATION OF RWP SIZES AND/OR DESIGN FLOW. NO PIPE WORK TO BE DOWNSIzed IN THE DIRECTION OF FLOW.
- CONNECTIONS TO FOUL TERMINAL FITTINGS TO BE 100MM NOMINAL BORE PIPEWORK SUBJECT TO CONFIRMATION OF ABOVE GROUND PIPE DIAMETERS AND/OR DESIGN FLOW. NO PIPE WORK TO BE DOWNSIzed IN THE DIRECTION OF FLOW.
- ALL PIPEWORK TO BE VITRIFIED CLAY UNLESS OTHERWISE NOTED.
- ALL PIPES CONNECTING TO ADOPTED MANHOLES UP TO AND INCLUDING 300MM DIA. TO BE VITRIFIED CLAY.
- ALL PIPES CONNECTING TO ADOPTED MANHOLES GREATER THAN 300MM DIA. TO BE CONCRETE.
- ALL PIPEWORK ENTERING AND EXITING MANHOLES TO BE CONNECTED WITH PIPE SOKIT LEVEL.
- PRE-FORMED CHANNELS TO BE USED AT ALL MANHOLES.
- HIGH STRENGTH CONCRETE BENCHING TO BE STEEL TROWELLED TO A DENSE SMOOTH FACE NEATLY SHAPED AND FINISHED TO ALL BRANCH CONNECTIONS AND LAID IN ACCORDANCE WITH THE SPECIFICATION.
- PIPE BENDS TO BE PROVIDED TO SUIT DIRECTION OF FLOW.
- ALL MANHOLE COVERS AND FRAMES TO BE DUCTILE IRON HEAVY DUTY GRADE D400 DOUBLE TRIANGULAR TO BS EN 124 UNLESS OTHERWISE NOTED. COVERS TO BE LABELLED 'FW' AND 'SW' AS APPROPRIATE.
- GULLY TOPS AND MANHOLE COVERS TO BE PROVIDED IN ACCORDANCE WITH BS EN 124.
- ALL MANHOLE COVERS LOCATED INTERNALLY, TO BE RECESSED, DOUBLE SEAL, AIRTIGHT TYPE, ALUMINIUM OR STEEL, RECESS DEPTH TO ARCHITECT'S REQUIREMENTS TO SUIT FINISHES ETC.
- ALL NEW DRAINAGE TO BE CONSTRUCTED ADJACENT NEW AND PROPOSED TREE PLANTING TO BE PROTECTED AGAINST ROOT ACTIVITY USING ROOT CONTROL, ROOT BARRIER MATERIAL BY GREEN-TECH, ALL IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- FIRST FLEXIBLE JOINT IN PIPES ADJACENT TO A MANHOLE SHALL BE 600MM MAX. FROM INSIDE FACE OF MANHOLE. CONNECTING TO ROCKER PIPE, FOR PIPE DIAMETERS 150MM - 450MM THE ROCKER PIPE LENGTH SHALL BE 500MM - 750MM AND FOR PIPE DIAMETERS 451MM - 675MM THE ROCKER PIPE LENGTH SHALL BE 750MM - 1000MM.
- MANHOLES WITH OUTGOING PIPES GREATER THAN 600MM DIA. SHALL BE FITTED WITH GUARD BARS, SAFETY CHAINS OR OTHER APPROVED SAFETY DEVICES.
- WHERE THE FORMATION OF A PIPE TRENCH IS ABOVE ORIGINAL GROUND LEVEL, LEVELS ARE TO BE MADE UP WITH COMPACTED DTP TYPE 2 MATERIAL, OR BETTER.
- ALL PRIVATE DRIVES WHICH FALL TOWARDS A PUBLIC HIGHWAY AND EXCEED TWO PARKING BAYS IN AREA ARE TO BE PROVIDED WITH A SUITABLE GULLY OR DRAINAGE CHANNEL TO PREVENT WATER DISCHARGING ONTO THE HIGHWAY.
- ALL BURIED CONCRETE MUST CATER FOR CLASS 2 SULPHATES CONDITIONS IN ACCORDANCE WITH TABLE 1 OF BRE DIGEST 363.
- CONCRETE PROTECTION SHALL BE PROVIDED TO ALL PIPES WITH LESS THAN 300MM COVER IN PEDESTRIAN AREAS, TO ALL PIPES WITH LESS THAN 600MM COVER IN PRIVATE DRIVEWAYS NOT USED BY COMMERCIAL VEHICLES, AND TO ALL PIPES WITH LESS THAN 1200MM COVER IN ROADS OR PRIVATE DRIVEWAYS USED BY COMMERCIAL VEHICLES. WHERE CONCRETE SURROUND IS SPECIFIED FLEXIBILITY OF JOINTS IS TO BE MAINTAINED BY USING COMPRESSIBLE BITUMEN IMPREGNATED FIBREBOARD AT EACH POINT.

Based on site layout plan ref. 2298-19B Planning Layout by ADS Design.

C02	CONSTRUCTION ISSUE LAYOUT 2298-19b	10.06.26	RL
C01	CONSTRUCTION ISSUE - LAYOUT 2298-19	22.05.26	RL
P02	REVISED SITE LAYOUT	20.08.25	RL
P01	INITIAL ISSUE	23.05.25	RL
Rev.	Amendments	Date	By

Revisions

Client: **EG on the move**

Project: **BROOMFIELD SERVICES CHELMSFORD, CM1 7DH**

Title: **DRAINAGE STRATEGY PLAN**

At original size **A1**

Status: CONSTRUCTION	Drawn By: RDL	Date: 22.05.2026	Scale: 1:100
Drawing No.: 25016-IST-LM-DR-C-0500	Rev: C02		