N

Indicative

CREATE

ASSUMED FFL 36.45

ALL EXCAVATION WITHIN THE ROOT PROTECTION ZONE TO BE SUPERVISED BY THE ARBORICULTURAL CONSULTANT

Fence Position Only

Fence C/B

Gate

Building

Grass

Bushes

Concrete

Asphalt

Low Conc Wall

Low Concrete Wall

Low Brick Wall

Brick Wall

Concrete Ramp

Flower Bed

Muck

Site Cabins

Fence P/L

Rutland Avenue

30mph Speed Limit

Flat Roof=39.24m

Flat Roof=38.90m

Flat Roof=40.49m

Flat Roof=39.22m

Ridge=43.87m

TRAILER / STORAGE

DRYING

Cabinet

BT

CATV

LP1

LP2

LP9

POST

SP

Door STEP

MH CL: 36.40 IL: 35.74

MH CL: 36.42 IL: 35.72

MH CL: 36.41 IL: 35.49

MH CL: 36.37 IL: 35.38

MH CL: 36.50 IL: 35.53

MH CL: 36.50 IL: 35.40

MH CL: 36.59 IL: 34.69

MH CL: 36.42 IL: 32.90

CL: 36.50 IL: 35.70

CL: 36.55 IL: 35.54

CL: 36.46 IL: 35.35

CL: 36.46 IL: 35.17

CL: 36.39 IL: 35.78

1000Ø120

900x119

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS APPROPRIATE.
2. THIS DRAWING HAS BEEN BASED ON TOPOGRAPHICAL SURVEY 'BBS-NP-EGL-SU-00' BY BB SURVEYS DATED 24/11/2017, 'ROOT PROTECTION AREAS' DRAWING BY EASTWOOD TREE SERVICES DATED 26/10/2017 AND PROPOSED SITE LAYOUT DRAWING '6229/1102 A' BY STANLEY BRAGG ARCHITECTS DATED OCTOBER 2017.
3. ALL SETTING OUT COORDINATES AND LEVELS ARE BASED ON THE ORDNANCE SURVEY GPS DATUM AS INDICATED.
4. ALL SETTING OUT DETAILS SHALL BE VERIFIED ON SITE WITH THE ENGINEER. THE ENGINEER MAY REQUIRE MINOR AMENDMENT TO THE SETTING OUT AND/OR LEVEL DETAILS TO ENSURE PROPER TIE IN TO THE EXISTING CARRIAGEWAY AND/OR FOOTWAYS.
5. NO PRIVATE SURFACE WATER RUN OFF SHALL DISCHARGE ONTO THE PUBLIC HIGHWAY.
6. PRIVATE DRAINAGE AND EXTERNAL WORKS SHALL COMPLY WITH PART H OF THE BUILDING REGULATIONS AND ALL ASSOCIATED BRITISH STANDARDS (BSEN WHERE APPLICABLE) AND NHBC GUIDELINES.
7. ALL WORK WITHIN THE PUBLIC HIGHWAY WILL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATION OF ESSEX COUNTY COUNCIL. NO WORK SHALL BE UNDERTAKEN WITHIN THE PUBLIC HIGHWAY UNTIL A LICENSE HAS BEEN ISSUED BY ESSEX COUNTY COUNCIL.
8. ALL PROPOSED ADOPTABLE SEWERS (EXCLUDING HIGHWAY DRAINS) AND ALL WORKS TO THE EXISTING PUBLIC SEWERS SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE WATER AUTHORITIES ASSOCIATION SPECIFICATION 'SEWERS FOR ADOPTION 6TH EDITION' AND THE REQUIREMENTS OF THE WATER AUTHORITY .
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ANY EXISTING STATUTORY UTILITIES, ALONG WITH ANY ADOPTABLE AND PRIVATE DRAINAGE THAT MAY BE AFFECTED BY THE PROPOSED WORKS. IDENTIFICATION SHOULD BE CARRIED OUT BY MEANS OF EITHER A CAT SCAN OR HAND DUG TRIAL HOLES. ANY DAMAGE TO EXISTING PLANT OR EQUIPMENT SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
10. ALL SURFACE WATER PIPE TO BE 100Ø LAID AT A GRADIENT OF 1 IN 100 U.N.O.
11. ALL FOUL WATER PIPE TO BE 100Ø LAID AT A GRADIENT OF 1 IN 80 U.N.O.
12. ALL LATERAL DRAINS TO BE 100Ø LAID AT A GRADIENT OF 1 IN 40.

KEY:

- SITE BOUNDARY
- PROPOSED PRIVATE FOUL WATER DRAIN WITH MANHOLE, COVER LEVELS AND INVERT LEVELS (CL: 35.00 IL: 34.00)
- PROPOSED PRIVATE SURFACE WATER DRAIN WITH MANHOLE, COVER LEVELS AND INVERT LEVELS (CL: 35.00 IL: 34.00)
- EXISTING ADOPTED COMBINED ANGLIAN WATER SEWER WITH MANHOLE, COVER LEVELS AND INVERT LEVELS (CL: 35.00 IL: 34.00)
- EXISTING PRIVATE COMBINED WATER DRAIN WITH MANHOLE, COVER LEVELS AND INVERT LEVELS (CL: 35.00 IL: 34.00)
- RAINWATER PIPE OUTLET
- SEALED FLOOR GULLY
- PROPOSED PRIVATE WASH DOWN GULLY WITH CONNECTION
- TREE ROOT PROTECTION ZONE

Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVED

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED

PROJECT: SHRUB END, ICENI WAY, COLCHESTER, ESSEX	DATE: 07.12.17	DRAWING STATUS: INFORMATION	
DRAWING TITLE: PRIVATE DRAINAGE LAYOUT	SCALE(S): 1:100	DESIGNED: JPP / DRAWN: WL / CHECKED: JPP / APPROVED: BWA	
	JOB No: 1321		
CLIENT: MARITIME & COASTGUARD AGENCY	DRAWING No: 02/001	REVISION: -	

create CONSULTING ENGINEERS LTD

www.createconsultingengineers.co.uk

DO NOT SCALE

ORIGINAL SHEET SIZE - A1 Landscape