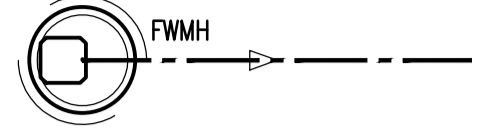
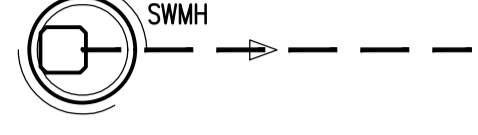


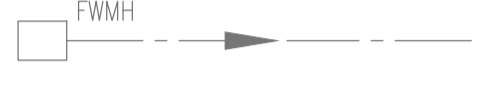
GENERAL LEGEND:


 Total red line boundary (0.070 ha)

EXISTING DRAINAGE LEGEND

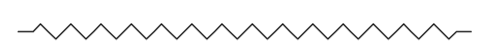
 Existing Thames Water Foul Water Drainage. (Drainage information as taken from Thames Water asset mapping) (Extents, depth, condition and size to be confirmed onsite via CCTV survey)


 Existing Thames Water Surface Water Drainage. (Drainage information as taken from Thames Water asset mapping) (Extents, depth, condition and size to be confirmed onsite via CCTV survey)

 Existing Private Foul Water Drainage.

 Existing Private Surface Water Drainage.

PROPOSED BUILD-OVER AGREEMENT LEGEND

 Existing private drains to be grubbed out and removed from site

 3.0m sewer easement

DO NOT SCALE

- GENERAL**
- The contractor shall comply with the health and safety requirements as set out in the CDM Regulations
 - All works are to be undertaken in accordance with the Building Regulations and latest relevant British Standards.
 - Conflicting information between this drawing and information given by others must be referred to the engineer before the works commence.
 - The contractor shall, before commencing the works, verify all existing outfall invert levels and site and setting out dimensions. The contractor shall be responsible for the true and proper setting out of the works and for the correctness of the position, levels, dimensions, and alignment of all parts of the works. Any discrepancies are to be reported to the Engineer. All products used are to be CE marked in accordance with the Construction Products Directive CPD/89/106/EEC.
 - The contractor shall be responsible for locating all existing utilities prior to commencing construction and protecting all existing services affected by the works.
 - Any unidentified hazards discovered during the progress of works are to be reported immediately to the engineer.
 - This drawing should not be used for setting out
 - All land, ownership and asset boundaries / extents, shown on this plan should be assumed to be indicative and should be legally verified prior to any works commencing

P2	20-02-2026	KH	Thames Water manhole relocated to suit asset records.	DM	DM
P1	19-02-2026	KH	PLANNING CONDITION DISCHARGE	DM	DM
REV	DATE	BY	SUMMARY OF CHANGE	CHK	APD

DRAWING STATUS: **FOR PLANNING**



Allia Future Business Centre, The Guildhall, Cambridge (CB2 3QJ)
Tel: +44 (0)1223 343 277 E: enquiries@civistix.com
www.civistix.com

CLIENT: **JP & S Services Ltd**

ARCHITECT: **MS4 Architects Limited**

PROJECT: **152-154 Uxbridge Road, Hayes (UB4 0JH)**

DRAWING TITLE: **Existing Drainage GA Plan & Proposed Foundation Overlay**

SCALE @ A1:	1:100	CHECKED / APPROVED BY:	DM	DATE:	February 2026
PROJECT No:	2-079	DRAWING No:	C-008	REV:	P2

Comments

Existing public drainage infrastructure taken from asset records records. CCTV survey required to confirm their extents, depth & size.