ootpath link through to Lychgate Lane.
ve section of existing hedgerow to accommodate.

External works key

FFL 100.00	Proposed finished floor level & DPC on a dwelling..
LSL 100.00	Proposed entry level of garage.
SW 900	Masonry retaining wall under masonry screen wall
RW 900	Retaining structure to clients specification
GB 600	Gravel board retaining feature (max height 0.60m) not to be installed on plot frontage.
TR 450	Timber patio retaining (max height 0.55m)
SP 1000	Specialist retaining structure to clients sepcification
99.99x	Proposed external level
Max 2c	Maximum number of courses of facing brickwork below the normal threshold 2 courses below dpc.
DDPC	Double damp proof course. Additional 150mm of engineering brickwork. DPM and telescopic vents to be extending as applicable
Max 2c	Max number of tanking courses to building, depth is measured from the normal threshold 150mm below the DPC level.

Building drainage key

FEATURE	Surface water control feature e.g. ACO Drain, dished channel, 25mm upstand, HB2 Kerb etc. Type of feature labelled on the drawing.
FILTER	SUD's filter strip, must terminate with a gully, suitable for use on non-trafficed edges of driveways, refer to clients specific drawing.
150ø PP	150ø Perforated pipe at invert of permeable paving construction to client specificaton.
	Storm drainage run, pipe diameter 100mm unless otherwise stated.
	Land drainage to clients details.
	Foul drainage run, pipe diameter 100mm unless otherwise stated.
	Yard gully, min 375mm dia 450mm deep trapped gully with c250 standard grate min 0.65m² waterway area.
99.99	Rodding eye with aluminium cover.
99.99	Access chamber, 450mm dia max depth 5m. The addition of "sump" can be specified for the chamber.
99.99	Concrete manhole construction to SSG.
99.99	Small inspection chamber e.g. 225mm dia inspection chamber max depth 600mm.
99.99	Access chamber, 450mm dia max depth 5m.
99.99	Concrete manhole construction to SSG.
	Permeable drive construction to site specific detail.
	Concrete protection to private drainage with less than 600mm cover.
	Side door ommitted to ensure that external works design is as effective as possible

General Notes.

1. Do not scale this drawing. If in doubt, ask.
2. This drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details.
3. All dimensions are in metres unless noted otherwiGB. All levels are in metres unless noted otherwiGB.
4. Any discrepancies noted on site are to be reported to the Engineer immediately.
5. It is the responsibility of the Contractor to locate any GBrvice apparatus in the vicinity of the works prior to the commencement of any intrusive works.
6. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the health and safety at work act 1974, and the C.D.M. regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the principal designer/principal contractor, within the rates.
7. The contractor shall check all tie-ins for line and level with existing before commencing any works. The engineer shall be notified immediately, in writing, should any errors be found.
8. All private drainage works to be in accordance with the requirements of building regulations 2010, part H, "drainage and waste disposal". 2015 edition
9. Pipes with less than 600mm cover to be protected in accordance with part H, diagram 11.
10. All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
11. Pipes which run adjocent to buildings shall be installed in strict accordance with part H, clauses 2.23 to 2.25 and diagram 8.
12. All manholes and inspection chambers situated in areas subject to vehicular loading to have class B125 covers and frames to BS EN124 and those not subject to vehicular loading to have class A15 covers and frames.
13. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC practice note 3.
14. All plots to have a minimum access arrangement in accordance with the building regulations 2010, part M4(1). 2015 Edition

REV	DESCRIPTION	DATE	INITIAL
C	REVISED TO UPDATED PLANNING LAYOUT, INFRASTRUCTION, CLIENTS COMMENTS AND INTRODUCTION OF PERMEABLE PAVING	06.09.24	LN
B	REVISED TO UPDATED INFRASTRUCTURE	23.07.24	LN
A	REVISED TO UPDATED PLANNING LAYOUT AND INFRASTRUCTURE	01.07.24	LN

ridehalgh nicholls
consulting engineers
T 01164 829032
E contact@ridnic.co.uk W www.ridnic.co.uk
A 4 Pear Tree Business Park, Desford Lane, Ratby, LE6 0PG
Company registration number: 10827228

CLIENT
AVANT homes

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT
LYCHGATE LANE

TITLE
EXTERNAL WORKS & PRIVATE DRAINAGE
SHEET 2 OF 2

DRAWN LN	DATE 25-04-2024	PURPOSE OF ISSUE ■ PRELIMINARY ☐ APPROVAL ☐ CONSTRUCTION
SCALE 1/250	SIZE A1	
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