

DRAWING LEGEND

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| 133.54 | PROPOSED FINISHED GROUND LEVEL |
|  | PROPOSED MINOR RETAINING STRUCTURE WITH MAX HEIGHT (GRAVEL BOARD/SLAB ON EDGE) |
|  | PROPOSED STRUCTURAL RETAINING WALL WITH MAX HEIGHT TO ENGINEERS DETAILS |
|  | PROPOSED EXPOSED BRICKWORK WITH MAX DIMENSION |
|  | PROPOSED DOUBLE DPC MAX 150mm |
|  | PROPOSED STORM PRIVATE BUILDING DRAINAGE |
|  | PROPOSED FOUL PRIVATE BUILDING DRAINAGE |

ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED

DO NOT SCALE FROM THIS DRAWING, IF IN DOUBT CONSULT THE ENGINEER

GENERAL NOTES

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SITE LAYOUT PROPOSALS AND THE TOPOGRAPHICAL SURVEY.
2. PRIOR TO COMMENCEMENT OF DRAINAGE WORKS THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL MANHOLES/OVERTOPS. DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PIPE/LASER READINGS MUST NOT BE ISSUED FROM DESIGN DRAWINGS. INVERT LEVELS MUST BE CHECKED AT EACH MANHOLE. MANHOLE AND LASER READINGS ADJUSTED TO SUIT MAIN DISCREPANCIES. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ENGINEER PRIOR TO COMMENCEMENT OF THE NEXT PIPE RUN.
4. ANY DISCREPANCIES, OF WHATEVER NATURE, MUST BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OR CONTINUATION OF WORK.
5. ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS 2000, PART H, AND THE LOCAL AUTHORITY'S RECOMMENDATIONS.
6. UNLESS OTHERWISE STATED, ALL PRIVATE DRAINAGE RISERS SERVING TWO OR MORE PROPERTIES TO THE 1500 MM POLYSULPHATE MANHOLE SHALL BE CONSTRUCTED TO A MINIMUM STANDARD OF 1100 MM SLANT PLUS ONE-THIRD UNLESS OTHERWISE STATED. 1100 PIPES SHALL BE USED THROUGHOUT THE ENTIRE LENGTH OF THE RISE. FLAT TOP PLAYS IN 1N, 10N, DRAINS TO BE NO STEEPER THAN 1 IN 15 AND 1 IN 80 RESPECTIVELY.
7. ALL PRIVATE BUILDING DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
8. PIPES WHICH RUN ADJACENT TO BUILDINGS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PART H, CLAUSES 2.23 TO 2.25 AND THE LOCAL AUTHORITY'S RECOMMENDATIONS.
9. ALL PRIVATE MANHOLES AND INSPECTION CHAMBERS SITUATED IN AREAS SUBJECT TO VEHICULAR LOADING TO HAVE CLASS B125 MANHOLES AND INSPECTION CHAMBERS. ALL OTHER AREAS SUBJECT TO VEHICULAR LOADING TO HAVE CLASS A15 COVERS AND FRAMES.
10. ALL DRAINS LOCATED IN THE VICINITY OF EXISTING OR PROPOSED ROADWAYS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF HMCB PRACTICE NOTE 3.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL EXISTING DRAINAGE SYSTEMS ARE FULLY FUNCTIONAL AND ALL MANHOLE COVERS ARE SATISFACTORILY FITTED TO THE FRAMES.
12. IN THE EVENT EXISTING LAND DRAINAGE IS ENCOUNTERED ON SITE THE ENGINEER MUST BE CONTACTED IMMEDIATELY. THE CONTRACTOR MAY BE REQUIRED TO STOP WORK UNTIL THE ISSUE HAS BEEN RESOLVED.
13. ALL PROPOSED LEVELS ON THIS DEVELOPMENT WILL BE SUBJECT TO PLANNING CONSENT AGREEMENT. ANY DEVIATION FROM THE PROPOSED LEVELS MUST BE APPROVED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
14. WHERE DRIVEWAYS FALL TOWARD GARAGE DOORS SUITABLE GRADIENTS SHOULD BE MAINTAINED. STEEL LINER DRAINAGE CHANNELS OR SIMILAR PREFERRED.
15. DRIVEWAYS TO BE NO STEEPER THAN 1 IN 12 FOR THE FIRST 5 METRES AND THEN NO STEEPER THAN 1 IN 20 FOR THE REMAINDER OF THE DRIVEWAY.
16. NO LOOSE BOUND AGGREGATE TO BE USED WITHIN 5 METRES OF THE HIGHWAY OR AS DICATED BY THE LOCAL HIGHWAY AUTHORITY.
17. GRADIENT GARDENS TO BE A MAXIMUM OF 1 IN 10 BANKING. ANY EXCESSIVE BANKING MAY BE REQUIRED TO BE REMOVED BY THE CONSTRUCTION MATERIAL. PLEASE REFERT TO ENGINEERING CONSULTANTS FOR FURTHER GUIDANCE.
18. CONCRETE PIPE SURROUND TO BE USED ON ALL PEWROCK WITH LESS THAN 12 METRES OF COVER.
19. ALL CONCRETE AND CEMENT PRODUCTS TO USE SULPHATE RESISTANT SPECIFICATIONS.
20. IF IT IS THE CLIENT/CONSULTANTS RESPONSIBILITY TO ENSURE ALL BURIED SERVICES ARE LOCATED PRIOR TO CONSTRUCTION AND IMMEDIATELY BEFORE COMMENCING ANY EXCAVATION WORKS ON SITE.
21. WATER ADAPTABLE DRAINAGE WORKS TO BE INSPECTED ON SITE BY THE AUTHORITARY INSPECTOR. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND THE DCOO THE LATER WILL TAKE PRECEDENT.
22. PRIVATE BUILDING DRAINAGE WORKS TO BE INSPECTED ON SITE BY THE AUTHORITARY INSPECTOR. IN THE EVENT OF CONFLICT BETWEEN THE INSPECTORS RECOMMENDATIONS SHOULD THEY DEViate FROM THIS DRAWING AND THE DCOO THE LATER WILL TAKE PRECEDENT.
23. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS 2000, PART H, AND COM REGULATIONS 2007. THE CONTRACTOR WILL BE DEEMED TO HAVE FULLY UNDERSTOOD AND ACCEPTED THE FULL ALIGNMENT WITH THE COM CO-ORDINATOR, WITHIN THEIR RATES.
24. SEWERS DESIGNED TO THE DESIGN AND CONSTRUCTION GUIDANCE (DOCS) 2005.
25. ALL TYPICAL MANHOLES TO BE CONSTRUCTED AS PER THE DCOO.
26. TEMPORARY SCREENS/GIRALLS TO BE INSTALLED DURING CONSTRUCTION TO ENFORCE NO ENTRY BEHIND THE EXISTING NETWORK.
27. ALL RELEVANT S100 APPLICATIONS WILL BE APPLIED FOR AND OBTAINED BEFORE ANY CONNECTION IS MADE INTO THE EXISTING NETWORK.

E	MINOR AMENDS TO FFLS AND DRAINAGE AND BURNARD TREATMENTS UPDATED	19/05/2025	EG
E	MINOR AMENDS TO FFLS AND DRAINAGE FOLLOWING REDESIGN OF ENGINEERING	16/01/2025	EG
C	PLOTS 11-76 DRAINAGE ROUTES AMENDED	16/01/2025	EG
B	PRIVATE DRAINAGE CHANNELS & GULLIES ADDED	30/10/2024	EG
A	PHASE 1 & 1A PLOTS EXTERNALS AND BUILDING DRAINAGE REVISED	12/09/2024	EG
REV	DESCRIPTION	DATE	BY
PROJECT TITLE:			
PROPOSED RESIDENTIAL DEVELOPMENT			
LITTLE WYNN			
HINCKLEY			
LEICESTERSHIRE			
DRAWING TITLE:			
PROPOSED EXTERNAL WORKS			
DRAWING SCALE:			
1:250 @ A0			
DRAWN BY:		CHECKED BY:	
EG		EG	
FOR INFORMATION:		DRAWING DATE:	
HIND02.03.020		06/05/2024	
HIND02.03.020.02		DRAWING REVISION:	
E		E	

TECHNICAL
DEPARTMENT



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