A0

Key.

- Foul drain (Invert level shown)
- Surface water drain (Invert level shown)
- 1050 mm dia. private foul Inspection Chamber (1.0m to 6m depth) using preformed chamber base.
- 460mm dia. Foul Universal Inspection Chamber (Up to 3.0m deep)
- 320mm dia. Shallow Foul Inspection Chamber (Up to 600mm deep)
- 1050 mm dia. private storm Inspection Chamber (1.0m to 6m depth) using preformed chamber base.
- 460mm dia. Private Surface Water Universal Inspection Chamber (Up to 3.0m deep)
- Sealed Rodding Eye with invert level 600-700mm below ground level.
- Trapped Yard Gully (Use of extra channel drainage system at discretion of client).
- Connection point which requires additional venting by air admittance valve or similar.
- Aco Channel Drain (or similar approved)
- GB 0.3m — Gravel board retaining feature (Example shows single board at 0.3m)
- SE 0.45m — Slab on edge retaining feature (Example shows max. height of 0.45 m)
- 1.2m Rt W — Structural Retaining Wall (Example shows max. height of 1.2 m) Heights over 1.2m need Individual design
- External wall where showing more than 150mm brickwork (eg. 4C + 4 courses plus 150mm)
- External wall protected by means of tanking fsoe brickwork to 150mm above retention level
- 159.7 x — Proposed level
- 1 in 15 — Drive Gradient
- (Drive) — Floor level constraint (ie drive, foul, storm flood or planning) Note: Changing FFL may bring another constraint into play
- Banking works (1 in 3 unless otherwise stated)
- FLOW ROUTE — Flow Route (See notes)

General Notes.

1. 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.

2. Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuance of any further works.

3. 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 2007. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.

4. All private drainage works to be in accordance with the requirements of Building Regulations 2000, Part H. "Drainage and waste disposal". Pipes with less than 600mm cover to be protected in accordance with Part H, Diagram 11.

5. All pipes to be 100 or 110mm dia. and laid at 1 in 80 unless stated otherwise.

6. All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.

7. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25.

8. 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.

9. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.

10. Private drainage frames must be tied to manhole risers by use of manufacturers ties (eg. Polypipe ref FRK500 fixing kit and FRK501 black ties.) The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.

11. All existing land drains encountered on site during construction to be re-connected.

12. Should any departure from the slab level be considered, agreement shall be sought from the Engineer immediately and prior to commencement or continuance of any works, and should take full account of all restrictions to the slab level.

13. Garage slabs are given as lowest slab level (LSL) and relate to the finished level of the concrete at the front entrance of the garage.

14. Where a drive slopes towards a garage there is to be a 20mm upstand to the garage slab.

15. Maximum gradients of gardens to be 1 in 15 (unless stated otherwise), except for designed banking works.

16. All dimensions in metres unless otherwise stated.

Overland Flow Route Notes.

1. Flow routes are required to facilitate the potential route of flood flow in rainfall events exceeding the storm sewer design criteria as required by Sewers For Adoption 5th Edition and PPG25.

2. Flow routes illustrated on the drawings shall be kept clear of permanent physical obstructions which may impede the flow of surface water (ie. walls, retaining walls). Failure to do this will increase the risk of flooding to properties.

3. House slab levels, external works, drive and garden gradients have been designed in such a way as to minimise the risk of flooding to properties immediately adjacent to flow routes. The engineer shall be consulted in the event of any changes to the design in order to assess the impact on flood risk.

HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION

In addition to the hazards / risks associated with the types of work detailed on this drawing please note the following:

Construction:
1)
2)
3)
etc

Cleaning / Maintenance:
1)
2)
3)
etc

Demolition:
1)
2)
3)
etc

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Architects layout shown is based upon DWH Planning Layout S2298/100/02 Rev A. This layout may be subject to change and is intended for indicative purposes only.

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Rev.	Date	Amendments	By	Chk. by
E	Jan 09	Plots 14 – 26, 40 – 52 and 57 – 63 amended to suit latest planning layout.	AH	PB
D	March 08	Slab levels to plots 3 and 65 amended. External works for plots 3 and 65–70 amended to suit existing ditch.	AH	PB
C	Nov 07	Amended to suit new layout.	AH	PB
B	Sep 07	Additional Notes Added.	TN	PB
A	Sep 07	Additional Notes Added.	TN	PB

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Client: DAVID WILSON HOMES

Project: BREACH LANE EARL SHILTON

Drawing Title: PRIVATE DRAINAGE AND EXTERNAL WORKS (SOUTH)

	Drawn	Checked	Status	Scale
Init.	AH	PB	TENDER	1:200
Date	AUG 07	AUG 07		

Project No. D06-291 | Drawing No. 212 | Revision. E

File Path: P:\D06-291\Breach Lane\Civils\Finished

Footprint of plot is located within existing ditch.