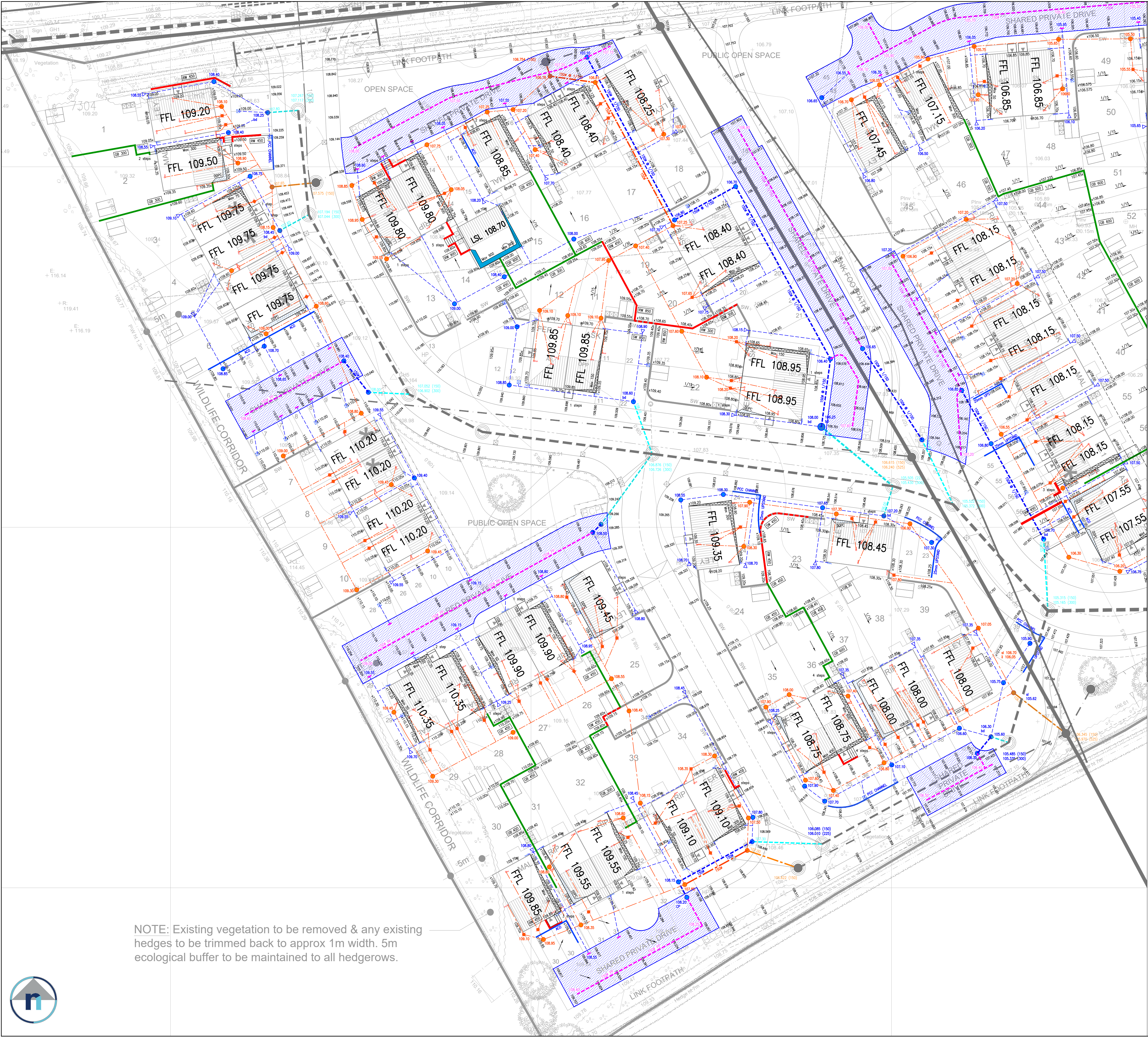




NOTE: Existing vegetation to be removed & any existing hedges to be trimmed back to approx 1m width. 5m ecological buffer to be maintained to all hedgerows.



External works key

FFL 100.00

LSL 100.00

SW 900

RW 900

GB 600

TR 450

SP 1000

99.99x

Max 2c

DDPC

Max 2c

Max 2c

Max 2c

Max 2c

Max 2c

Building drainage key

FEATURE

FILTER

150ø PP

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.

Rodding eye with aluminium cover.

Access chamber, 450mm dia max depth 5m. The addition of "sump" can be specified for the chamber.

Concrete manhole construction to SSG.

Small inspection chamber e.g. 225mm dia inspection chamber max depth 600mm.

Access chamber, 450mm dia max depth 5m.

Concrete manhole construction to SSG.

Permeable drive construction to site specific detail.

Concrete protection to private drainage with less than 600mm cover.

Side door omitted 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 otherwise. All levels are in metres unless noted otherwise.
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 Gbvice 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 CDM 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 adjacent 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 NHC practice note 3.
14. All plots to have a minimum access arrangement in accordance with the building regulations 2010, part M4(1), 2015 Edition

D	REVISED TO REMOVE PLOT SPLIT AND TO INCORPORATE DESIGN CHECK CHANGES	12.09.24	LN
C	REVISED TO UPDATED PLANNING LAYOUT, INFRASTRUCTURE CLIENTS COMMENTS AND INTRODUCTION OF PERMEABLE PAVING	06.09.24	LN
B	REVISED TO UPDATED INFRASTRUCTURE LAYOUT AND INFRASTRUCTURE	23.07.24	LN
A	REVISED TO UPDATED PLANNING LAYOUT AND INFRASTRUCTURE	01.07.24	LN
REV	DESCRIPTION	DATE	INITIAL

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CLIENT
AVANT
homes

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT
LYCHGATE LANE

TITLE
EXTERNAL WORKS &
PRIVATE DRAINAGE
SHEET 1 OF 2

DRAWN	LN	DATE	25-04-2024	PURPOSE OF ISSUE	☒ PRELIMINARY ☐ APPROVAL ☐ CONSTRUCTION
SCALE	1/250	SIZE	A1	REV.	
DWG NO.	E323-90-01				D