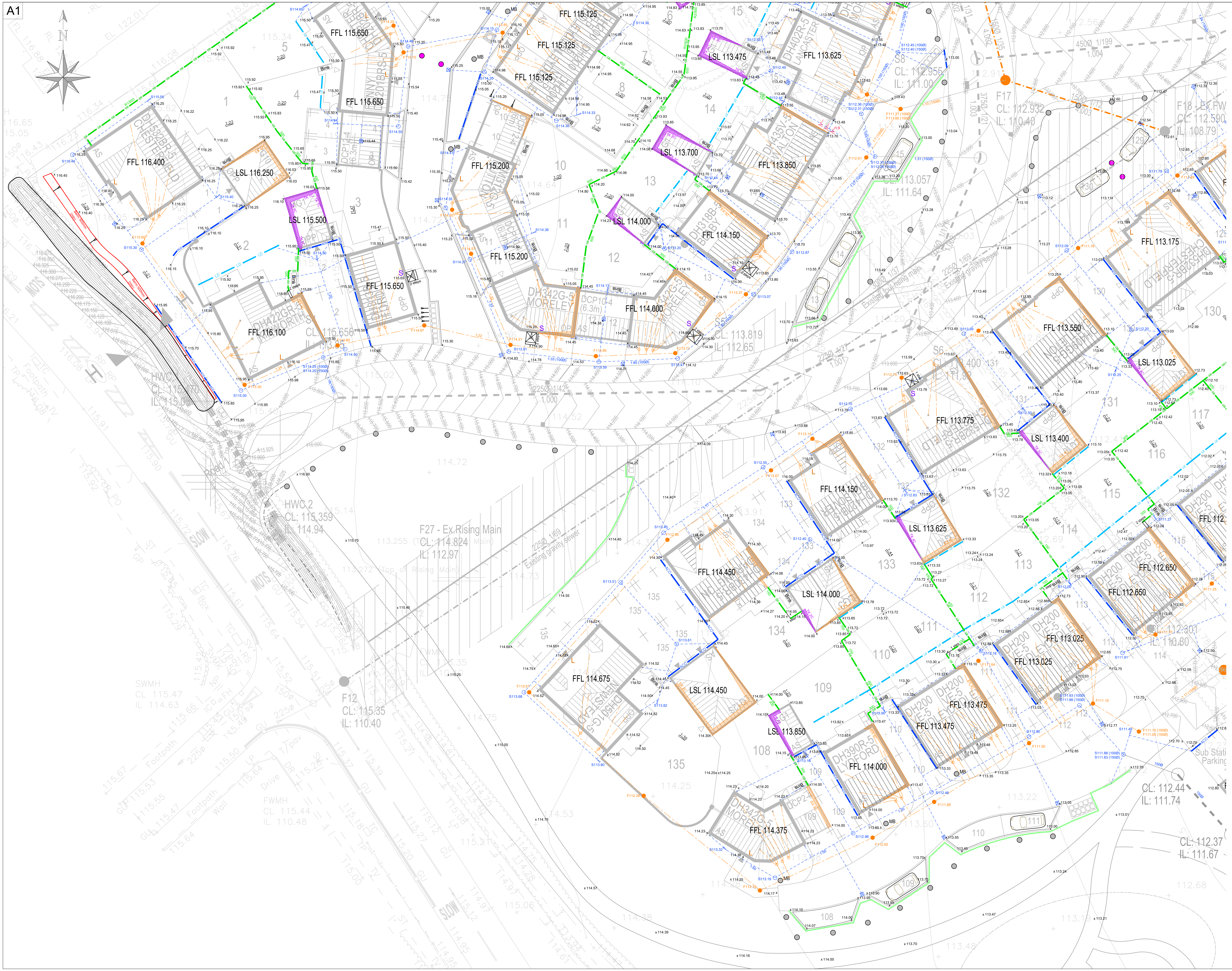
A1
N
FFL 116.400
DH532BR-5 CHESTERFIELD
LSL 116.250
LSL 115.500
FFL 116.100
DH422GR-5 KIBWORTH
FFL 115.650
FFL 115.650
FFL 115.650
DCP12-4 (6.3m)
FFL 115.125
FFL 115.125
FFL 115.200
FFL 115.200
DH342G-5 MORELEY
DCP10-4 (6.3m)
FFL 114.600
LSL 114.000
FFL 114.150
DH318B-5 BENBY
LSL 113.700
LSL 113.475
FFL 113.625
DH402R-5 LANCASTER
FFL 113.850
DH435V-5 WALTON
S8 CL: 112.955 IL: 111.00
CL: 113.057 IL: 111.64
S5 CL: 113.819 IL: 112.65
S6 CL: 112.400 IL: 111.92
F17 CL: 112.932 IL: 110.40
F18 - Ex.FW CL: 112.590 IL: 108.79
FFL 113.175
LSL 113.025
FFL 113.550
FFL 113.775
LSL 113.400
FFL 114.150
LSL 113.625
FFL 114.450
LSL 114.000
FFL 114.675
LSL 114.450
LSL 113.850
FFL 114.000
DH390R-5 LYDFORD
FFL 114.375
FFL 113.475
FFL 113.025
FFL 112.650
DH200 VE-5 DUDLEY
HWC 1 CL: 115.470 IL: 115.0
HWC 2 CL: 115.359 IL: 114.94
F27 - Ex.Rising Main CL: 114.824 IL: 112.97
225Ø 1/69 Existing gravity sewer
300Ø 1/37 Existing foul rising main
F12 CL: 115.35 IL: 110.40
SWMH CL 115.47 IL 114.63
FWMH CL 115.44 IL 110.48
CL: 112.44 IL: 111.74
CL: 112.37 IL: 111.67
Berm 500mm (min)
Road 1
SLOW
Sub Station Parking

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, of whatever nature, must be reported to the Engineer prior to the commencement or continuance of any further works.
5. 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.
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, within his rates.
7. 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.
8. All pipes to be 100 or 110mm diameter, unless specified otherwise. All foul to be laid at a minimum 1 in 80, all Storm to be laid at minimum 1 in 100 unless noted otherwise.
9. All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
10. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25.
11. All manholes and inspection chambers situated in areas subject to vehicular loading to have min class B125 covers and frames to BS EN124. C250 will be required in shared drive and court yard areas (advice should be sought from the Engineer). Those not subject to vehicular loading are to have class A15 covers and frames.
12. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.
13. 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.
14. All existing land drains encountered on site during construction to be re-connected.
15. 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.
16. Where a drive slopes towards a garage there is to be a 20mm upstand to the garage slab.
17. Where pipework serves more than two properties a 5m clearance should be provided, where possible, to the rear of the dwelling.

Key

F93.15	Foul 310mm dia shallow inspection chamber (Max depth to invert 600mm).
F93.15 ●	Foul 460mm dia inspection chamber (Non man entry 350mm restricted access required for depths greater than 1m).
F93.15 ●	Foul backdrop manhole.
S93.15	Surface water 460mm dia inspection chamber (Non man entry 350mm restricted access required for depths greater than 1m).
S93.15	Surface water backdrop manhole.
ACO ACO	ACO drain
	Rodding Eye.
⊠	Yard Gully.
LD LD	Land Drain (CP) refers to catch pit 300mm deep sump.
	Filter strip
DDPC ▨	Double Damp Proof course.
TK 4C ▨	Tanking required to external wall. TK 4C refers to additional brick courses above DPC. Face brickwork should continue a further 150mm above retained ground level. (Example - TK4C requires 4 courses of retaining with 2 courses of face brickwork above DPC).
EX 4C ▨	Exposed brickwork required to external wall. EX 4C refers to additional facing brick courses where the difference in external ground level and DPC is greater than 150mm. (Example - EX4C requires a total of 6 courses of facing brick i.e. 4 courses in addition to the standard 2C below DPC).
R2/750 (FP) RW RW	Masonry Retaining Wall (750) number denotes retained height. (FP) denotes fall protection required (min. 1100mm high) where falls are greater than 600mm.
300 GB GB	Gravel Board (300) number denotes retained height
750 (FP) GW GW	GeoWall (750) number denotes retained height. (FP) denotes fall protection required (min. 1100mm high) where falls are greater than 600mm.
450 SE SE	Slab on Edge (450) number denotes retained height
550	Timber Sleepers (550) number denotes retained height
3 steps	Steps. Each step to have a rise of 150mm with a minimum going of 280mm. Every flight with 3 or more risers to have a suitable handrail to one side. Handrail to be 850-1000mm above the pitch line of the flight and extend 300mm beyond the top and bottom nosings.
⊠	Landing platform required where gradient exceeds 1:20.
1:12	Garden or drive gradient.
x 92.70	Proposed spot level.
	Banking works 1:3 unless stated otherwise.
FFL 67.575	Finished Floor level.
LSL 67.575	Garage slabs are given as Lowest Slab Level (LSL) and relate to the threshold level at the front entrance of the garage.
S	Stepped Access
L	Level Access
92.70	Topographical survey existing site levels

Rev	Date	Amendments	By	Chk
L	27/11/2023	Amended to suit clients comments.	SS	DC
K	13/11/2023	Amended to suit clients comments.	SS	TN
J	17/10/2023	Amended to suit revised foul drainage layout.	CR	TN
H	28/09/2023	Amended to suit client comments.	CR	DC
G	12/09/2023	Amended to suit revised layout.	CR	DC
F	30/08/2023	Amended to suit revised layout.	CR	DC
E	21/08/2023	Amended to suit revised layout.	SS	ML
D	07/08/2023	Amended to suit revised layout.	SS	ML
C	25/05/2023	Private drainage updated to suit new attenuation layout.	SS	ML
B	24/04/2023	Amendments to suit clients comments.	SS	ML
A	16/12/2022	Amendments to suit drainage level changes and pipe gradients. Revised Architects layout added,...	SS	ML

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Client

Davidsons Homes

Project

Lutterworth Road
Burbage

Drawing Title

Private Drainage and External Works
Plots 1-15, 108-118, 130-135
(Page 3 of 3)

	Drawn	Checked	Status	Scale
Initial	SS	ML	Preliminary	1:200
Date	29/11/22	29/11/22		

Project Number	Drawing Number	Revision
PJS21-065	DR-602	L