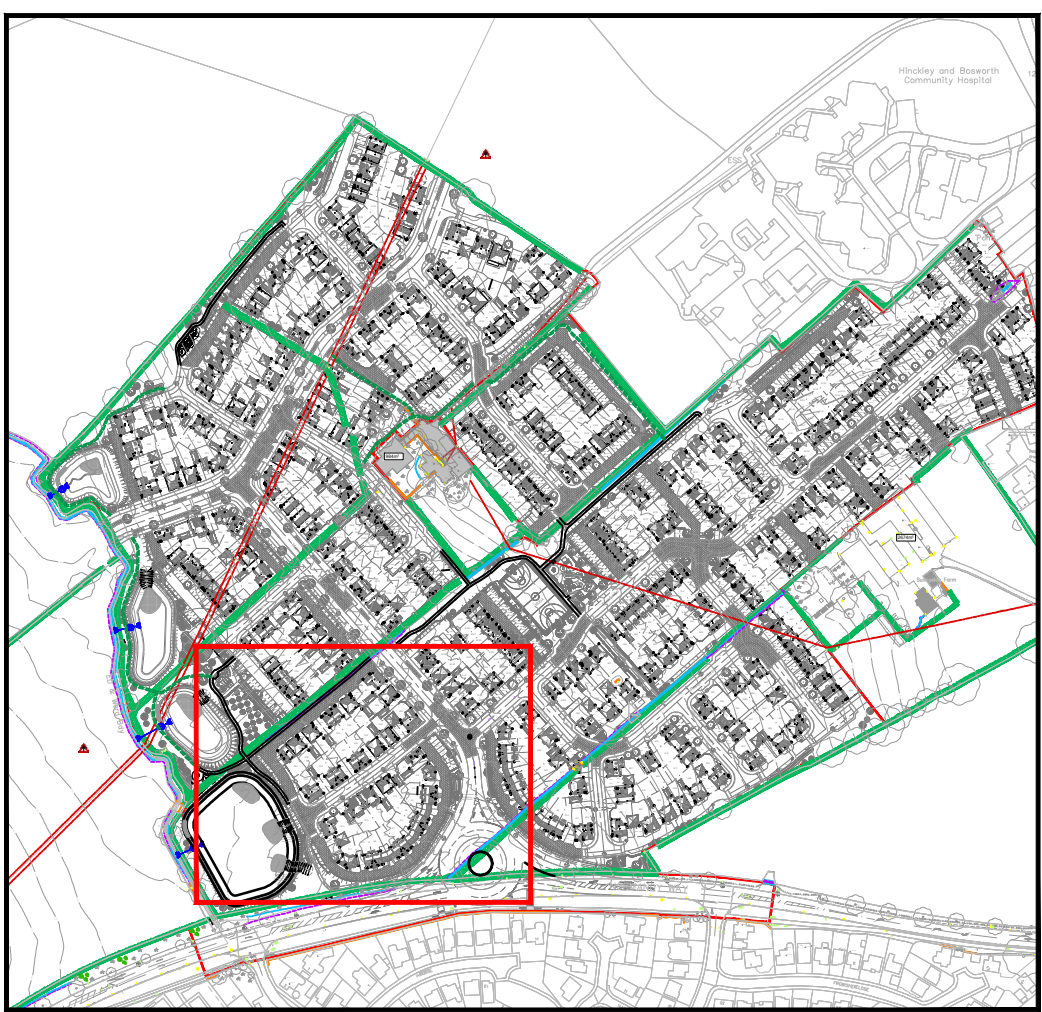




EXTERNAL WORKS KEY

- FFL
99.999
PROPOSED PLOT FINISHED FLOOR
- LSL
99.999
PROPOSED LOWER SLAB LEVEL OF DETACHED GARAGES. EXTERNAL GROUND LEVELS WILL BE 20mm BELOW THIS IN LINE WITH DRAIN STANDARD DETAILS
- 99.999
PROPOSED FINISHED LEVEL
- BANKING (GRADIENT EXCEEDS 1:10)
- ACCESS TYPE AT PART M ENTRANCE (This shall be assumed as foot entrance unless otherwise specified)
Level (150). Gully sloping (1:20).
Ramped (1:12). Sloped (1:10 max)
- GB 0.450
GRAVEL BOARD FENCING INDICATING MAX HEIGHT TO BE RETAINED
- SEO 0.525 - 0.550
GEOD WALL RETAINING SYSTEM MAX HEIGHT TO BE RETAINED. SHALL NOT BE SUBJECT TO VEHICULAR LOADING
- RET X.XX
MASONRY RETAINING WALL INDICATING MAX HEIGHT TO BE RETAINED
- 10C EPB
EXTRA FACING BRICKWORK COURSES IN ADDITION TO COURSES EXPOSED AS STANDARD (MAX 10 DEALLY)
- 2C SDPC
STEPS TO ARCHITECTS DETAIL
- 2C TK
CARPARK TANKING COURSES TO ARCHITECTS DETAIL
- X STP
STEPS (200mm min. going, 150mm max. riser)
- X STP LANDING
STEPS (200mm min. going, 150mm max. riser)
- STEPPED LANDING (200mm min. going, 150mm max. riser)
- #### BUILDING DRAINAGE KEY
- BG
IMPERVED BUTTLE ONLY 100mm 300mm WATERWAY. ONLY FOR USE IN SMALL CATCHMENTS AND LOW TRAFFIC AREAS
- YG
YARD GULLY. MIN 375mm DIA 80mm DEEP TRAPPED GULLY WITH CSD STANDARD GRATE MIN 150mm WATERWAY AREA
- ACO
PROPOSED PRIVATE RIDDING EYE
- 100X XXX
PROPOSED PRIVATE LINEAR DRAINAGE CHANNEL
- 100X XXX
PROPOSED PRIVATE STORMWATER INSPECTION CHAMBER 300X300 (MAX 3 CONNECTIONS INSTALLED AT MAX 600 BELOW GROUND LEVEL. ONLY AVAILABLE FOR USE IN PEDESTRIAN AREAS)
- 100X XXX
PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER 400X400 (3 CONNECTIONS)
- LAND DRAIN
PROPOSED 1000 PRIVATE LAND DRAIN TO CONNECT TO DRAINAGE SURROUND OF PRIVATE DRAINAGE
- VE
PROPOSED 80mm KERBY EDGING WITH LIFT LAMP TO DIRECT RUN OFF
- LOADING CLASSES
(Access covers and surface drainage)
- CLASS A15 - For applications restricted to pedestrian access including garages
- CLASS B125 - For applications with limited vehicular access such as private drives and parking spaces
- CLASS C250 - For applications with increased vehicular use such as shared drives

GENERAL NOTES

- REINFORCEMENTS
1. FOUNDATION WALLS SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE. REINFORCEMENT SHALL BE PROVIDED IN ALL LOCATIONS WHERE REQUIRED.
 2. WHERE CLUTTERED ROADSIDE OR PARKING AREAS ARE USED AS A STANDARD WALL TYPE THE EARTH MUST BE RETAINED TO THE ORIGINAL GRADE TO COVER THE WALL FULLY.
 3. THE LAYOUT SHALL INDICATE THE DRAINAGE RETAINED EYE AND APPLICABLE MAXIMUM RETENTION TYPE. THE RETAINED EYE SHALL BE PROVIDED WITH A 150mm DIA 80mm DEEP TRAPPED GULLY WITH CSD STANDARD GRATE MIN 150mm WATERWAY AREA.
 4. ALL BUILDING DRAINAGE IS TO COMPLY WITH BS8102 AND BS8105 PART 1 BUILDING REGULATIONS.
 5. BUILDING DRAINAGE PROTECTORS SHALL BE TO THE CLIENT'S SPECIFICATION AND STANDARD. PIPES SHALL BE 100mm DIA UNLESS OTHERWISE SPECIFIED ON THE DRAWING.
 6. PIPES SHALL BE 100mm DIA UNLESS OTHERWISE SPECIFIED ON THE DRAWING. UNLESS OTHERWISE SPECIFIED, ALL PIPES SHALL BE 100mm DIA UNLESS OTHERWISE SPECIFIED ON THE DRAWING.
 7. BUILDING DRAINAGE SHALL BE PROVIDED WITH A 150mm DIA 80mm DEEP TRAPPED GULLY WITH CSD STANDARD GRATE MIN 150mm WATERWAY AREA.
 8. UNLESS OTHERWISE SPECIFIED, ALL PIPES SHALL BE 100mm DIA UNLESS OTHERWISE SPECIFIED ON THE DRAWING.
 9. ALL DRAINAGE IN THE FRONTY OF THE SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PRACTICE NOTE 1.
 10. ALL FINAL CONNECTIONS TO THE ADJOINING PUBLIC SEWER SHALL BE 100mm DIA UNLESS OTHERWISE SPECIFIED.
 11. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE SHALL BE 100mm DIA UNLESS OTHERWISE SPECIFIED ON THE DRAWING.
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- GENERAL NOTES
1. THE SITE MANAGER IS TO INSPECT ALL WORKMANSHIP PRIOR TO ANY PERSONNEL, MATERIALS, OR EQUIPMENT BEING MOVED ON TO THE SITE. IF ANY DEFECTS ARE NOTIFIED, THE SITE MANAGER SHALL BE RESPONSIBLE FOR RECTIFYING THE DEFECTS PRIOR TO THE NEXT WORKING DAY.
 2. THE SITE MANAGER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. IF ANY DEFECTS ARE NOTIFIED, THE SITE MANAGER SHALL BE RESPONSIBLE FOR RECTIFYING THE DEFECTS PRIOR TO THE NEXT WORKING DAY.
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SDC REF E870-D90

EX WORKS & DRAINAGE

PLOTS 133 HINCKLEY PH2

DAVID WILSON HOMES
WHERE QUALITY LIVES

Drawn by SD
Checked by #

East Midlands
Engineering Department
Bardon Hill, Leicester LE19 7GL

WARNING TO PURCHASERS: Property Misdescriptions Act 1991

Any buyer intending to purchase a property should read the full details of the property description and the standard conditions of sale. The buyer should also read the full details of the property description and the standard conditions of sale. The buyer should also read the full details of the property description and the standard conditions of sale.

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Rev	Description	Initial	Date	Rev	Description	Initial	Date
C	Revised, basemap to N100 20 added EW + drainage updated to suit ahead of lot	SD	03.08.26	E	Lateral audit following discussion with LEPA	20.08.26	
B	Revised, basemap to N100 20 added, Client comments following collab meeting 28th April	SD	26.08.26	D	Chamber invert level updated.	17.08.26	AL
A	Private drainage layout added.	AL	15.04.26				