GENERAL NOTES:

1. DO NOT SCALE THIS DRAWING. FOR DISCREPANCIES OR OMISSIONS CONTACT THE ENGINEER PRIOR TO WORK COMMENCING.

2. MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT PROJECT SPECIFICATIONS, CURRENT CODES OF PRACTICE, AND BUILDING REGULATIONS.

3. THE COPYRIGHT OF THIS DRAWING IS VESTED IN THE ENGINEER AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.

5. THIS DRAWING IS TO READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ENGINEER, ARCHITECT AND OTHER DESIGN DISCIPLINES.

EXTERNAL WORKS NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DETAILED DRAWINGS AND DOCUMENTS.

1. LEVELS INDICATED ON DWELLINGS ARE FINISHED FLOOR LEVELS. PART M ACCESS TO BE PROVIDED AS INDICATED.
2. THE CONTRACTOR IS TO CHECK THE RELATIONSHIP BETWEEN THE AS-BUILT CENTRELINE OF THE ROAD AND THE BACK OF FOOTPATH, TO VERIFY THAT LEVELS FACILITATE COMPLIANCE WITH PART M ACCESS. ANY DISCREPANCY WITH DESIGN INFORMATION IS TO BE CONFIRMED WITH THE CLIENT PRIOR TO FFL'S BEING SET.
3. THE EXACT LOCATION AND LEVELS OF ALL EXISTING MANHOLES/DRAINAGE TO BE CHECKED PRIOR TO SITE COMMENCEMENT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING POSITION AND LEVEL OF EXISTING UTILITIES PRIOR TO COMMENCEMENT.
5. LEVELS INDICATED ON SITE BOUNDARIES ARE GENERALLY INFERRED AND SHOULD BE CHECKED AGAINST PROPOSED LEVELS PRIOR TO COMMENCEMENT, WITH ANY DISCREPANCIES BEING REFERRED TO THE CLIENT FOR AMENDMENT.
6. ALL GARDEN GRADIENTS TO BE A MAX OF ???
7. FOR SETTING OUT OF DWELLINGS/FENCELINES AND ROADS PLEASE REFER TO THE APPROPRIATE DRAWINGS. NO DIMENSIONS ARE TO BE TAKEN FROM THIS DRAWING.

EXTERNAL WORKS KEY

- 2C — Exposed Brickwork (over and above the standard 3 courses below FFL)
- 2C — Tanking (from FFL)
- 1050mm RW — Retaining Wall
- 300mm GB — Gravel Board
- Banking (max 1:3 gradient unless shown otherwise)
- Yard Gully
- (ACO) — ACO Gully
- Garden Gradient
- (3) — Steps
- 96.550 — Proposed Level

PRIVATE DRAINAGE NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DETAILED DRAWINGS AND DOCUMENTS.

1. ALL DRAINAGE IS TO COMPLY WITH SECTION H OF THE BUILDING REGULATIONS 2002 AND BS EN 752:2008
2. ALL PRIVATE DRAINS ARE TO 100Ø UNLESS OTHERWISE INDICATED.
3. DRAINAGE LOCATED UNDER FLOOR SLABS TO BE BACKFILLED WITH GRANULAR MATERIAL. LINTELS ARE TO BE CONSTRUCTED OVER ALL DRAINAGE AS IT PASSES THROUGH EXTERNAL WALLS AND FITTED WITH ROCKER PIPES IN ACCORDANCE WITH BUILDING REGULATIONS.
4. ALL PRIVATE MANHOLES TO BE PREFORMED SHALLOW ACCESS IN ACCORDANCE WITH TABLE 12 OF APPROVED DOCUMENT H 2002. SPACING OF MANHOLES IN ACCORDANCE WITH TABLE 13.
5. PRIVATE DRAINAGE TO BE LOCATED IN SOFT LANDSCAPED AREAS WHEREVER POSSIBLE. MANHOLE COVERS FITTED ARE TO BE SUITABLE FOR THE LOCATION.
6. NO PRIVATE AREAS ARE TO DRAIN INTO ADOPTABLE AREAS. NO PRIVATE SURFACE WATER DRAINAGE MAY BE DISCHARGED INTO ANY HIGHWAY SURFACE WATER DRAIN, HIGHWAY GULLY OR SOAKAWAY THAT IS MAINTAINED BY THE LOCAL HIGHWAY AUTHORITY.

PRIVATE DRAINAGE KEY

- SWS Rodding Eye
- SWS Inspection Chamber
- FWS Inspection Chambers
- Yard Gully
- ACO Gully
- Private SWS pipe
- Private FWS pipe

Rev	Description	Date	By	Chkd

Bellway

Drg Status: Preliminary

Client Name: Bellway Homes East Midlands

Project Name: Desford Lane, Ratby

Drawing Title: Private Drainage & External Works Layout Sheet 6

Scale:	Size:	First Issue Date:	Initial:	Chkd:
1:200	A1	May 2025	JJ	

Project No:	Drawing No:	Rev:
RED165	255	*

RED
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