



External works key

FFL 100.00 Proposed finished floor level & DPC on a dwelling..

GB 450 Gravel board retaining feature to clients brief.

RW1 450 Retaining feature to clients brief.

RW2 650 Retaining feature to clients brief.

RW3 650 Retaining feature to clients brief.

99.99x Proposed external level.

+111.1 Existing level from topographical survey.

M Part 'M4(1)' level or ramped approach to plot with 1.2m x 1.2m level platform (Max gradient 1 in 20).

3 STEPS Stopped part 'M4(1)' approach to plot with number of STEPS required detailed with 1.2m x 1.2m level platform (Max gradient 1 in 20).

Max XXXMM Maximum height of facing brickwork below the normal threshold 2 courses below DPC.

DDPC Double damp proof course. Additional 150mm of engineering brickwork. DPM and telescopic vents to be extending as applicable.

Max XXXMM Maximum depth of tanking courses to building. Depth is measured from the normal threshold 150mm below the DPC level.

Building drainage key

FEATURE Surface water control feature e.g. ACO Drain, dish channel, 25mm upstand etc. Type of feature labelled on the drawing.

FILTER SUD's filter strip, must terminate with a gully, suitable for use on non-trafficked edges of driveways, refer to clients specific drawing.

CUT OFF DRAIN Cut of drain to intercept overland flow to adjacent development.

Storm drainage run, pipe diameter 100mm unless otherwise stated.

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.

99.99 Rodding eye with aluminium cover.

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

99.99 Concrete manhole construction to SSG version 2.2 specification.

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

99.99 Access chamber, 450mm dia max depth 5m.

99.99 Concrete manhole construction to SSG version 2.2 specification.

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.

Attenuation Tank

General Notes.

- Do not scale this drawing. If in doubt, ask.
- This drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details.
- All dimensions are in metres unless noted otherwise. All levels are in metres unless noted otherwise.
- Any discrepancies noted on site are to be reported to the Engineer immediately.
- It is the responsibility of the Contractor to locate any service apparatus in the vicinity of the works prior to the commencement of any intrusive works.
- 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.O.M. 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.
- 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.
- All private drainage works to be in accordance with the requirements of building regulations 2010, part H, "drainage and waste disposal". 2015 edition
- Pipes with less than 600mm cover to be protected in accordance with part H, diagram 11.
- All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
- Pipes which run adjacent to buildings shall be installed in strict accordance with part H, clauses 2.23 to 2.25 and diagram 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.
- All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC practice note 3.
- All plots to have a minimum access arrangement in accordance with the building regulations 2010, part M4(1). 2015 Edition

D	EVAPOTRANSPIRATION FEATURE ADDED TO BASIN.	23.10.25	JG
C	UPDATED TO TREVISED PLANNING LAYOUT AND CLIENTS COMMENTS DATED 08.05.25.	09.05.25	LN
B	ROAD WIDTH INCREASED TO 5.5m AND PERMEABLE PAVING REMOVED, ADAPTABLE DRAINAGE REVISED.	28.02.25	LN
A	EASTERN BOUNDARY RETAINING CHANGED FROM GB TO RW1. INTERCEPTOR DITCH REPLACED WITH FILTER DRAIN. PLOTS 5-34 & 46-55 DRIVEWAYS DRAINED WITH PERMEABLE PAVING. PLOTS 14-23 & 48-55 FFL REVISED.	16.01.25	JG
REV	DESCRIPTION	DATE	INITIAL

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CLIENT

mypad
From hand to living

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT AT
**BARTON ROAD
BARLESTONE**

TITLE

**EXTERNAL WORKS AND
PRIVATE DRAINAGE
SHEET 1 OF 2**

DRAWN	LN	DATE	08.10.2024	PURPOSE OF ISSUE	☒ PRELIMINARY ☐ APPROVAL ☐ CONSTRUCTION
SCALE	1/250	SIZE	A1		
DWG NO.	E279-90-01			REV.	D