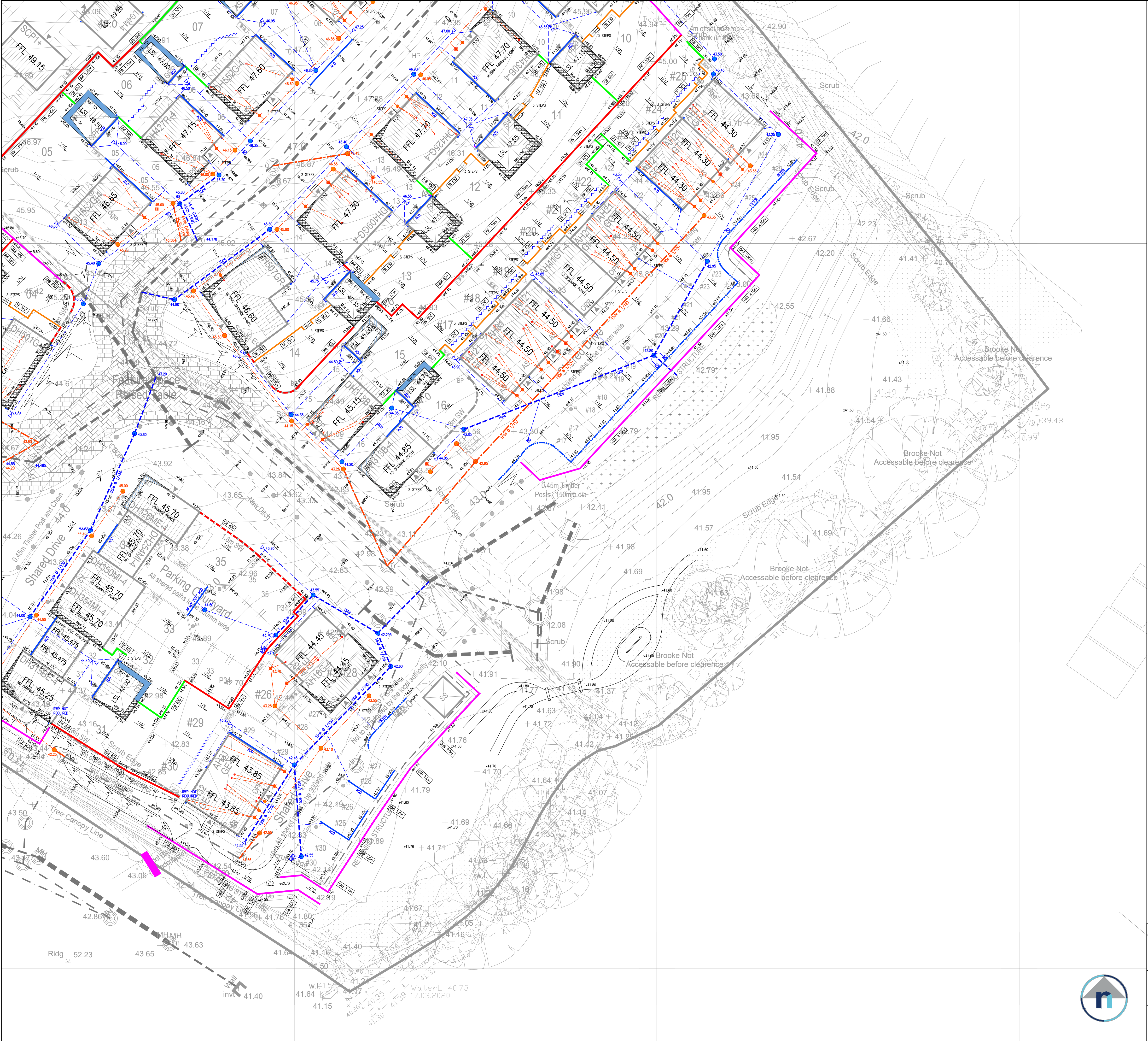




External works key

FFL 100.00

LSL 100.00

	Masonry retaining wall under screen wall
	Masonry retaining wall (max height 1.80m)
	Cobion Basket Retaining or similar Gravity retaining system specified by client
	Gravel board retaining feature (max height 0.60m) not to be installed on plot frontage
	Timber patio retaining (max height 0.55m)
	Proposed external level
	Maximum number of courses of facing brickwork below the normal threshold 2 courses below dpc
	Double damp proof course. Additional 150mm of engineering brickwork, DPM and telescopic vents to be extending as applicable
	Max number 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, dished 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-travelled edges of driveways, refer to clients specific drawing.
		Storm drainage run, pipe diameter 100mm unless otherwise stated.
		Land drainage to tanking 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 SFA 6th edition specification.
		Small inspection chamber e.g. 225mm dia inspection chamber max depth 600mm.
		Access chamber, 450mm dia max depth 5m.
		Concrete manhole construction to SFA 6th edition specification.
		Permeable drive construction to site specific detail.
		Concrete protection to private drainage with less than 600mm cover.
		Side door admitted to ensure that external works design is as effective as possible

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.D.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 NIBIC practice note 3.
- All plots to have a minimum access arrangement in accordance with the building regulations 2010, part M4(1). 2015 Edition

J	UPDATED CLIENTS COMMENTS DATED 11.12.21	29.11.21	LN
H	UPDATED FOLLOWING ADDITIONAL CHECKING	21.04.21	LN
G	UPDATES TO LAYOUT V09 (What If?) . GARDEN GRADIENTS REDESIGNED TO REDUCE RETAINING.	19.03.21	LN
F	ACCESS TO LOWER PORTION OF SITE REVISED	04.01.21	LN
E	ACCESS TO LOWER PORTION OF SITE REVISED	09.12.20	LN
D	REVISED TO LATEST LAYOUT, POS LEVELS ADDED, RAMP ACCESS TO LOWER PORTION OF SITE ADDED AND CLIENTS COMMENTS	08.12.20	LN
C	REVISED TO CLIENTS REQUIREMENTS	16.10.20	LN
B	REVISED TO LATEST LAYOUT	14.10.20	LN
A	REVISED TO LATEST INFRASTRUCTURE	11.08.20	LN
REV	DESCRIPTION	DATE	INITIAL



E contact@ridnic.co.uk W www.ridnic.co.uk
T 01530 265626 M 07772 433163 / 07540 980241
A 1 Hastings Meadow Close, Kirby Muxloe, Leicester, LE9 2DR.
Company registration number: 10827228



PROPOSED RESIDENTIAL DEVELOPMENT AT
STATION ROAD
MELBOURNE

EXTERNAL WORKS &
PRIVATE DRAINAGE
SHEET 3 OF 3

DRAWN	LN	DATE	10-12-18	PURPOSE OF ISSUE
SCALE	1/250	SIZE	A1	☒ PRELIMINARY ☐ APPROVAL ☐ CONSTRUCTION
DWG NO.	E175-90-03			REV.
				J

