existing drain

access to No.14

Fence

Hedge

Ditch

Open Space

Open Space/ toddlers play area

low railings around open space/ toddlers play area

Open Space/ swale

BASIN AREA=80m²

BASIN AREA=260m²

gates

pergolas used as a linking feature between garages with climbing plants

plot 5

17.75

FFL 2.85

FFL 3.00

FFL 3.10

FFL 3.15

North Arrow

N

W E

S

NOTES

1. 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.
2. Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuance of any further works.
3. All private drainage works to be in accordance with the requirements of Building Regulations 2000, Part H, "Drainage and waste disposal", (01st April 2002).
4. All pipes to be bedded and backfilled in accordance with Part H, Diagram 10. Shallow pipes shall be protected in accordance with Part H, Diagram 11.
5. Unless otherwise stated, all private drainage to be 100mm diameter. Gradients have been shown where there are pipe capacity issues and these should be regarded as minimums. Unless there are constraints dictating otherwise, gradients shall generally be 1 in 60. 100mm diameter pipes shall not be laid flatter than 1 in 80, 150mm diameter pipes shall not be laid flatter than 1 in 150.
6. All pipes, chambers and fittings to be installed strictly in accordance with the manufacturers instructions.
7. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25 and Diagram 8.
8. All private 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 have class A15 covers and frames.
9. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.
10. Private drainage frames must be tied to manhole risers by use of manufacturers ties (e.g. 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.
11. All existing land drains encountered on site during construction to be re-connected.
12. 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.
13. Garage slabs relate to the finished level of the concrete at the front entrance of the garage.
14. Where a drive slopes towards a garage there is to be a 75mm ramp up to the garage slab.
15. Maximum gradients of gardens to be 1 in 6 (unless stated otherwise), except for designed banking works.
16. All dimensions in metres unless otherwise stated.

PRIVATE DRAINAGE KEY

- Foul Inspection Chamber (Depth <0.6m [1 side connection])
- Foul Inspection Chamber (Depth <1.2m [2 side connections])
- Foul BR manhole PCC Ring (1.2-1.5m)
- Foul BR manhole PCC Ring (1.50-2.7m)
- Storm Inspection Chamber (Depth <0.6m [1 side connection])
- Storm Inspection Chamber (Depth <1.2m [2 side connections])
- Storm BR manhole PCC Ring (1.2-1.5m)
- Storm BR manhole PCC Ring (1.50-2.7m)
- FFL 3.500 FFL Level

Adoptable Drainage Key

- Proposed Foul Water Manhole to AWSL Specification
- Proposed Surface Water Manhole to AWSL Specification
- Proposed Highway Water Manhole to Lincolnshire County Council Specification
- Proposed trapped road gully & 150mm Dia. Vitrified Clay Connection with Type X Bed & Surround. Gratings to be from Peter Savage Type KD51DP
- Proposed transition kerb
- High point and Low point locations
- Proposed PCC Edging Kerb (EF)
- Proposed PCC Bullnosed kerb (BN)
- Proposed PCC Half Battered Kerb (HB)
- 300mm Highway Deep Swale

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR
B	04/08/20	ADDITIONAL LEVELS ADDED (PRIVATE DRIVES)	AO
A	25/6/20	RD1 CHAN LEV MODS	MRF

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TITLE
Proposed Residential Development Chapel Walk, Moulton Chapel Lincolnshire External Works (2 of 3)

ORIG	DATE
J.T.C	May 2020
CHKD	SCALE 1:200 @ A1
APPR	DRAWING NO 2351-13 REV B

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