

Drainage Legend

(Dimensions are approx. internal sizes).

- Site boundary
- Plot finished floor level DPC level, refer to architects details
- Garage finished floor level DPC level, refer to architects details
- Exposed brickwork refer to External Levels Drawing
- Raised damp proof course / water proofing refer to External Levels Drawing
- Gravel board refer to External Levels Drawing
- Retaining Wall refer to External Levels Drawing
- Existing public foul sewer
- New adoptable foul sewer to be constructed in accordance with SSG Appendix C, DCG.
- New adoptable foul manhole (size and construction may vary), to be built in accordance with SSG Appendix C, DCG.
- New private foul drain
- New private foul inspection chamber 225mm dia. polypropylene or vitrified clay up to 600mm deep. Max pipe diameter 150mm
- New private foul inspection chamber 450mm dia. polypropylene up to 3000mm deep. Max pipe dia. 150mm
- New adoptable surface water sewer to be constructed in accordance with SSG Appendix C, DCG
- New adoptable surface water manhole (size and construction may vary), to be built in accordance with SSG Appendix C, DCG
- New private surface water inspection chamber 225mm dia. polypropylene or vitrified clay up to 600mm deep
- New private surface water inspection chamber 450mm dia. polypropylene up to 3000mm deep. Max pipe diameter 150mm
- New private surface water inspection chamber either 1200mm dia. precast concrete, or 1200 x 750mm precast concrete, or 1200 x 750mm class B engineering brickwork over 1500mm deep.
- Perforated pipe
- Private road gully
- New private yard gully
- New private channel drain
- Proposed land drain
- New private rodding eye
- Public sewer maintenance margin

Note
This invert level is from assets maps. IL must be confirmed prior to commencement of any drainage works. Any discrepancy to be reported to JNP Group

Refer to S278 Design by Conisbee, Drawing ref 220741-CON-XX-00-DR-C-3100

Althou H6CA
Close Coupled
Grating Headwall

- Online Surface Water Attenuation Basin
- To be maintained by private management company
 - Dry basin slopes = 1:3 max
 - Permanent wet basin slope = 1:10 max
 - Design storm = 1:100yr + 40% Climate Change
 - Bed level at outlet = 102.25m
 - Top water level = 103.500m
 - Freeboard = 300mm
 - Max. storage volume = 659m³
 - To account for the 1:100yr + 40% Climate Change

Refer to drg.no. C86840-JNP-XX-XX-DR-C-2016 for details

Drawing References

- Site Layout by Manor House Architecture, Drawing ref 24403-1000
- Topographical Survey by Survey Solutions, Drawing ref 45403PLS-01 - 04
- Tree protection plan by SJA Trees, Drawing ref SJA TPP 23332-041
- S278 Design by Conisbee, Drawing ref 220741-CON-XX-00-DR-C-3100
- Site Investigation by Gemco. Report ref 2147 R02: Issue 3

Refer to Private Drainage Notes on Sheet 4

THE DETAILS ON THIS DRAWING ARE INDICATIVE ONLY. INSTALLATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS DESIGN AND DETAILS. REFER TO MANUFACTURERS DESIGN PACK AND INSTALLATION DETAILS

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Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX

This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015

Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/Residual Risk
1	Construction/Working	Excavation/Working	



Rev	Date	Description	Drawn/Checked/Approved
P02	14/08/2024	Basin headwall position updated, updated to FW16 IL. FW1, 2, 10 & 15 and S91 & 2 have been removed	CP/R/S/HR/SH
P01	19/07/2024	Draft issue for tender	CP/R/S/HR/SH

Subsidiary
S4 - Suitable for Stage Approval

Client Logo:

Bellway

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Client: Bellway Homes Ltd (North London)

Job: Hares Leap, Henham, Essex

Title: Private Drainage Layout Sheet 1 of 4

Classification: FL 60_20	Scale: A1: 1:200	Project: Originator - Volume/System - Level/Location - Type - Discipline - Number	Reason: P02
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Document/Revision Number

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