



account for the 1:100yr + 40% Climate
change
drg.no. C86840-JNP-XX-XX-DR-C-2016 for

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 2332-041
- S278 Design by Conisbee, Drawing ref 220741-CON-XX-00-DR-C-3100
- Site Investigation by Gemco, Report ref 2147 R02: Issue 3

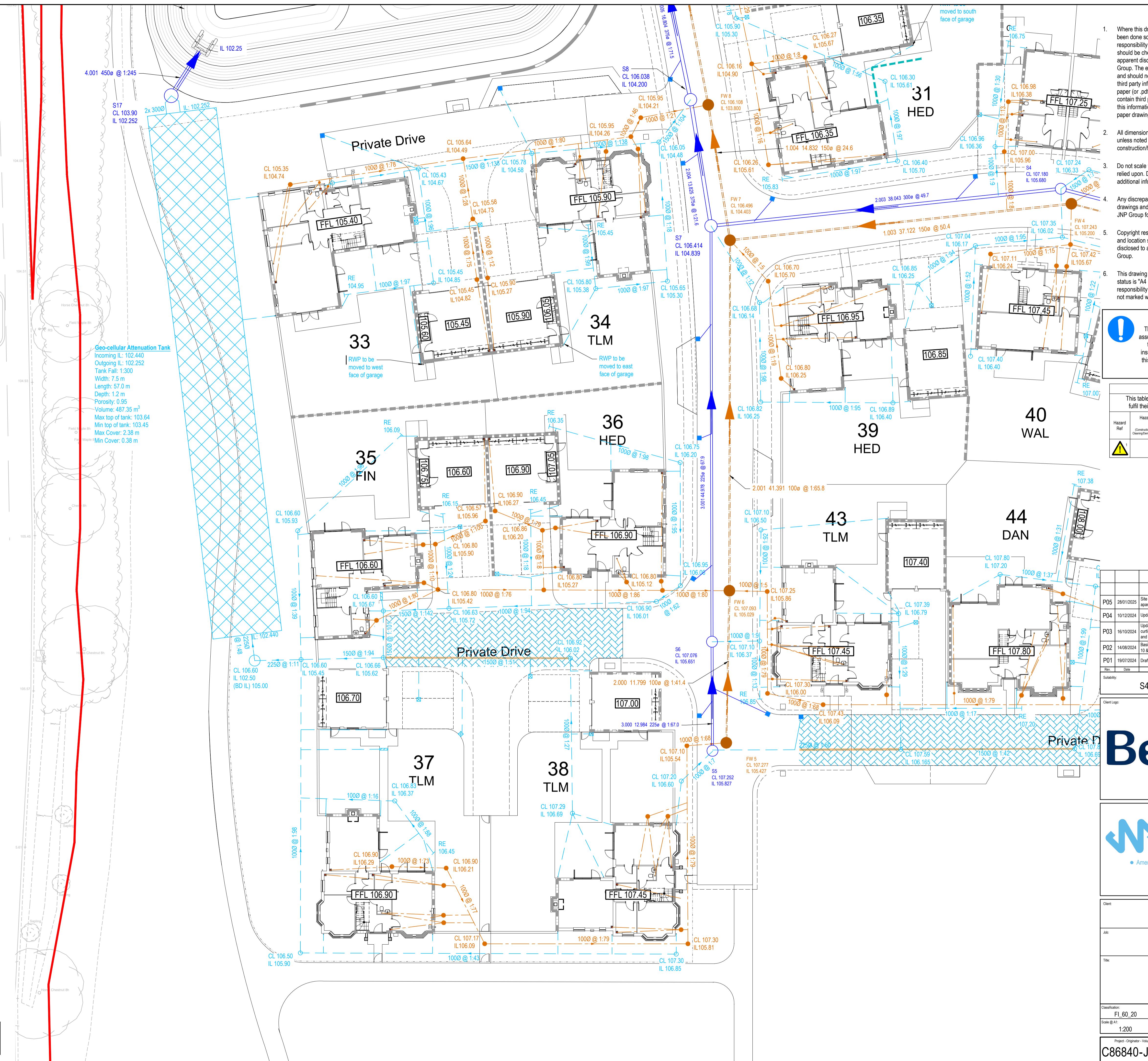
Refer to Private Drainage Notes on Sheet 4

Drainage Legend

(Dimensions are approx. internal sizes).

- Site boundary
- FFL XX.XXX** Plot finished floor level DPC level, refer to architects details
- XX.XX** 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 diameter 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
- RE + New private rodding eye
- Public sewer maintenance margin

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



General Notes

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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 (Construction/Maintenance/ Cleaning/Decontamination)	Hazard Description	Mitigation Measures/ Residual Risk
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Rev	Date	Description	Dim / Chkd / gp'd
P05	28/01/2024	Site layout updates, perpendicular path removed from all plots apart from plot 6 & 8.	CPR/RSH/RSH
P04	10/12/2024	Updates to garages FFLs	JOIC/P/RSH
P03	16/10/2024	Updates to plot drainage to keep drainage runs within plots and exposed brick grouted.	AICP/RSH/RSH
P02	14/08/2024	Basin headwall position updated, update to FW16 IL, FW1, 2, 10 & 19 and SW1 & 2 have been removed.	CPR/RSH/RSH
P01	19/07/2024	Draft issue for tender	CPR/RSH/RSH

Suitability: **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 3 of 4

Classification: FI_60_20
Scale @ A1: 1:200
Project: Hares Leap
Supplier No: 000000
HAS Accredited Contractor
Constructionline
Supplier No: 000000
Project: Hares Leap
Supplier No: 000000
PC05
C86840-JNP-92-XX-DR-C-2013
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