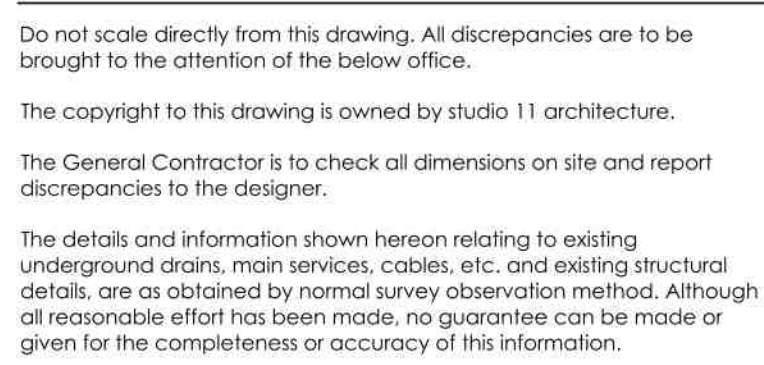
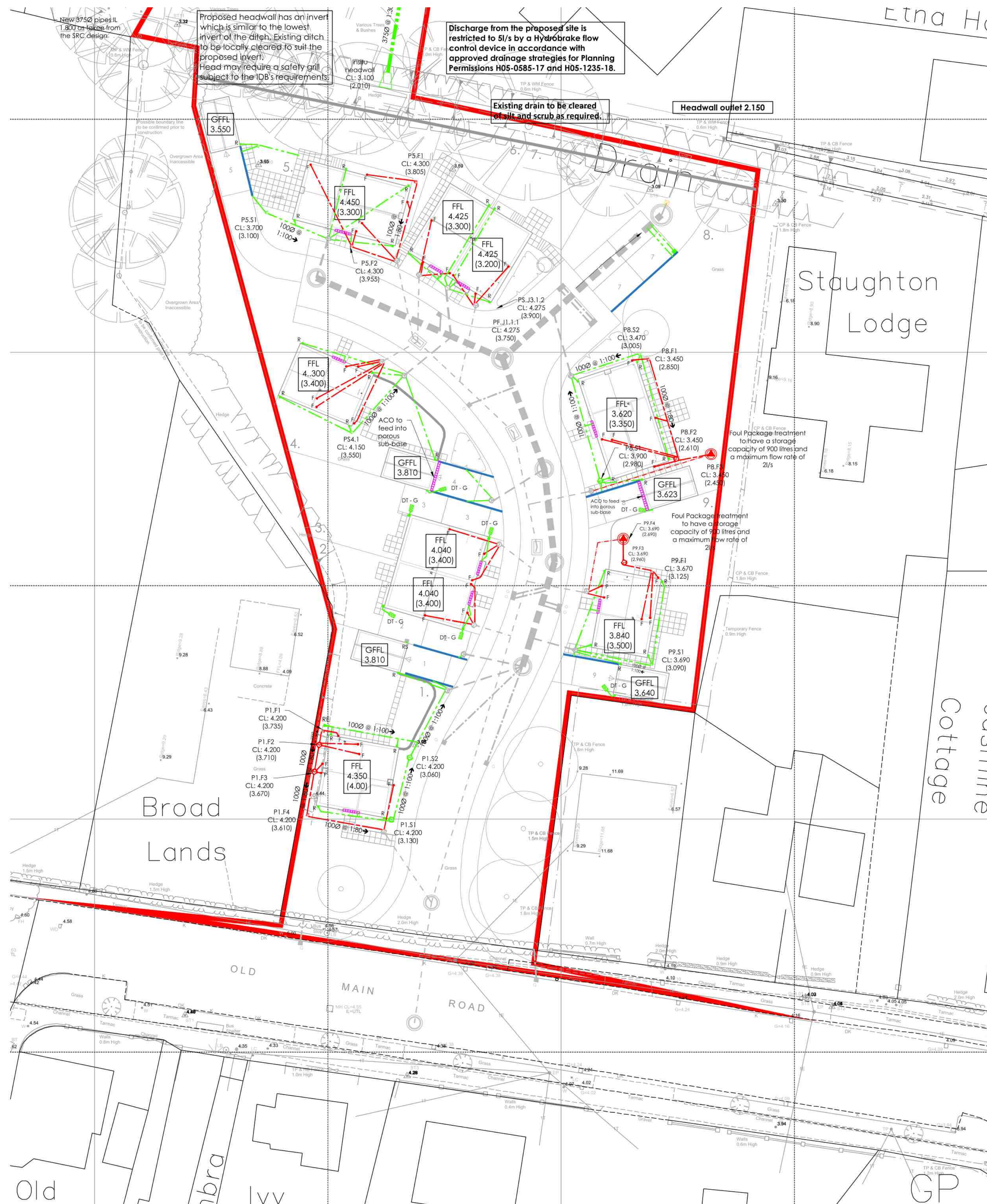




	P.S1.1 CL: XX.XXX (x,xxx)	Private Surface Water Sewer
	P.S1.1 CL: XX.XXX (x,xxx)	Private Surface Water PPIC
	CL: XX.XXX (x,xxx)	Cover Level (invert)
	RE	Rodding eye
	R	Private Surface Rainwater Pipe Location
	S	Private Surface Rainwater Pipe with 'Shoe' and Concrete Slab
	DT - G	Private Surface RWP/Gully Distribution Tank
	FD	Fin drain with 110mmØ outlets
	TC	Threshold channel
	FW	Private Foul Water Sewer
	F	Private Foul Below Ground Drainage Point (Architect to specify type, SVP, SS, FD, etc.)
	FR	Private Foul Riser Main
	P.F1.1 CL: XX.XXX (x,xxx)	Private Foul Water PPIC
	CL: XX.XXX (x,xxx)	Cover Level (invert)
	P.F1.1 CL: XX.XXX (x,xxx)	Private Foul Water Package Pumping Station
	CL: XX.XXX (x,xxx)	Cover Level (invert)
	100/125	Existing Anglian Water foul sewer with size
	104	Anglian Water section 104 Foul Sewer, refer to 104 plan
	104	Anglian Water section 104 Storm Sewer, refer to 104 plan

Adopted laterals with less than 1.2m cover in the adopted highways or other vehicle access areas, or 0.9m cover in the soft landscaping are to receive concrete slab protection. Where the cover in the carriageway/driveways fall below 800mm, the pipe is to be laid in ductile iron.



1. All drawings to be read in conjunction with Structural Engineers Drawings.
2. All dimensions are in metres unless noted otherwise, drainage pipes are specified in millimetres.
3. All discrepancies, of any nature to be reported back to the office stated in the title block.
4. If in doubt, ask!
5. Drainage to be constructed in accordance with building regulations part H.
6. Details to be read in conjunction with all other relevant drawings.
7. Setting out to be in accordance with the Architectural plans.
8. All proprietary items to be installed in strict accordance with the manufacturers instructions and recommendations.
9. All materials to be carried in accordance with the current British Standards, Codes for practice and Building Regulations.
10. If the developer's construction sequences no allow for the porous sub-base to be continuous or flow into each other, then they must ensure that a fin drain serves that area as a permanent.
11. RWPs, fin drains, SVPs and similar junctions are to be determined on site, and in accordance with building regulations.
12. All RWPs, SVPs, etc, to be fitted with rodding access.
13. Drainage generally designed to incorporate a side-slope down into the main drain to invert of PPC's of 100mm. Details vary dependent on the preformed base and manufacturer selected.
14. Backdrops might be required to ensure that the building drainage above foundations are able to tie into the PPC.
15. All RWPs and below ground foul drainage pipes to be 100mm Ø unless noted otherwise.
16. Foul drain sewer gradients to have a minimum of 1000 to 1:80 if a WC is connected at 1000 to 1:40 if not. Pipes can be 150Ø if 1:50 or 9WC or more WCs are connected to it.
17. All RWPs and below ground foul drainage to be set out by the Architect.
18. All PPC's deeper than 1.2m are to be fitted with non-access covers, in accordance with building regulations.
19. The site is designed to ensure that all storms up to and including 100 year + 40% climate change event are contained without above ground flooding.
20. Manhole covers are to be D400 in adoptable areas and the main access way, C250 for shared parking areas and the main access to private domestic car parking and A15 for soft landscaped and non-vehicle areas.
21. Foul water connection to the Anglian Water Sewer to be agreed.
22. Position and depth of both the existing Anglian Water foul sewer and the existing foul water catch to be confirmed by the Engineer. Design is not valid until these items have been confirmed and the engineer has ratified the design.
23. For Private drainage, the pipework needs concrete pipe protection if the following depths to soffits cannot be achieved (see detail sheet 3200):
 - 1. For PPC 0.9m in vehicular areas or 0.6m in soft landscaping.
 - 2. For clayware or concrete - 1.2m in vehicular areas or 0.6m in soft landscaping.
24. NB. Refer to building regulations part H for further guidance.
25. Building construction to be in accordance with the FRA.
26. Prior to commencement of construction, the developer will need to obtain discharge consent from the IDB for surface water and AWW for the foul water.
27. It is the developers responsibility to ensure that third party rights of connection into the ditch have been consented.
28. If fin site to drains are prevented by other construction, additional fin drains to be provided to ensure the sub-base is drained.

D	26.10.2022	\$11	Minor amendments.
C	08.02.2022	\$11	FFL and pump chambers amended to units 8 & 9.
B	15.04.2019	\$11	Drawing re-purposed as the private drainage drawing, general changes to site layout.
A	18.03.2019	ZEK	First Issue
REVISION	DATE	DRAWN	DESCRIPTION



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CLIENT Belmont Contractors

PROJECT	Residential Development off Old Main Road, Fleet Hargate
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DRAWING Private Drainage Plan

DRAWN S11	PROJECT DESIGNER LAR	PROJECT DIRECTOR KB
DATE 18.03.2019	SCALE 1:250	PAPER SIZE A1

DRAWING NUMBER 356.FH.100

Working in partnership with **Ralph Charman Associates & Eleven Consultants**