

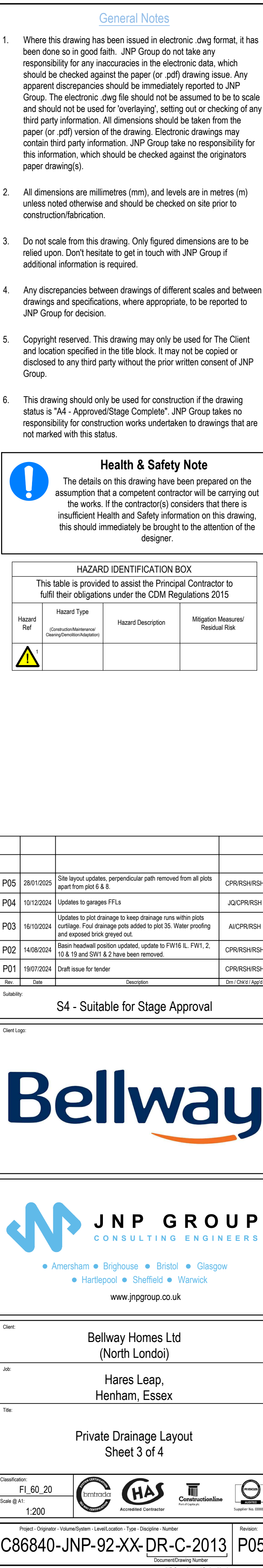
- Site Layout by Manor House Architecture, Drawing ref 24403-1000
- Topographical Survey by Survey Solutions, Drawing ref 45403IPLS-01 - 04
- Tree protection plan by SJA Trees, Drawing ref SJA TPP 23332-041
- S278 Design by Conisbee, Drawing ref 220741-CON-XX-00-DR-C-3100
- Site Investigation by Gemco.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

### Drainage Legend

(Dimensions are approx. internal sizes).

	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

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

1. Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlaying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).

2. All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
3. Do not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.
4. Any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, to be reported to JNP Group for decision.
5. Copyright reserved. This drawing may only be used for The Client and location specified in the title block. It may not be copied or disclosed to any third party without the prior written consent of JNP Group.
6. This drawing should only be used for construction if the drawing status is "4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken for drawings that are not marked with this status.

**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/ Clearing/Demolition/Adaptation)	Hazard Description	Mitigation Measures/ Residual Risk
			

P05	28/01/2025	Site layout updates, perpendicular path removed from all plots apart from plot 6 & 8.	CP/RS/HRSH
P04	10/12/2024	Updates to garages FFLs	JQ/CP/RS/HRSH
P03	16/10/2024	Updates to plot drainage to keep drainage runs within plots curtilage. Four drainage pots added to plot 35. Water proofing and a/cipic greyed out.	A/CP/RS/HRSH
P02	14/08/2024	Basin headwall position updated, update to FFW16 IL F.W1, 2 & 19 and SW1 & 24 have been removed.	CP/RS/HRSH/RS
P01	19/07/2024	Draft issue for tender	CP/RS/HRSH/RS
Rev.	Date	Description	Dwn / Chkd / Apprd

S4 - Suitable for Stage Approval

Client Logo:



Client: **Bellway Homes Ltd**  
(North London)

Job: Hares Leap,  
Henham, Essex

Private Drainage Layout  
Sheet 3 of 4

Classification: <b>FI_60_20</b>	 <b>bmrtracert</b> bmrtracert CERTIFICATION	 <b>CHAS</b> Accredited Contractor	 <b>Constructionline</b> Part of Capita plc	 <b>FINDER</b> Supplier No. 0000
Scale @ A1: <b>1:200</b>				

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number Revision:  
**C86840-JNP-92-XX-DR-C-2013** **P05**  
Drawn by: JNP/92/XX/DR-C/2013/05