



Drainage Legend

(Dimensions are approx. internal sizes.)

- Site boundary
- FFL XX.XXX Plot finished floor level DPC level, refer to architects details
- XX.XXX 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 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

Sheet Layout

Scale 1:1250

Cellular Tank Notes

- This drawing shall be read in conjunction with the S104 Adoptable Drainage Layout & Private Drainage Layout.
- The design of the tank shall be undertaken by the specialist manufacturer in accordance with CIRIA 737 to include but not limited to lateral and vertical loadings and flotation. Full consideration shall be given to the site specific ground conditions and groundwater levels.
- Geocellular tank to be fully sealed, i.e. tanked attenuation system. Minimum geocellular tank void ratio to be 95%.
- Minimum 487.35 m³ net attenuation volume (95% void ratio). Minimum height of storage units to be 1.2m. Approximate minimum plan area 427.5 m².
- Tank dimensions shown are the minimum required, refer to manufacturers details for actual dimensions.
- Tank to be laid at 1:300 falls to outlet.
- Minimum cover 0.38 m, maximum cover 2.38m.
- Access turrets to be provided at all four corners and one centrally as indicated
- Ventilation to be provided as required by manufacturer.
- No trees shall be planted within 5m of attenuation tank.
- The contractor shall undertake flotation calculations for construction stage works and provide all necessary mitigation to counter flotation of tank

Important Drainage Notes:

Prior to installation of any new drainage the contractor shall:

- Confirm line and level of all outfall manholes and outfalls prior to the works. Where the depths of these manholes are insufficiently deep for any new connection from the site, the engineer shall be informed immediately. Level of connection subject to confirmation that no clashing occurs with any of the existing sewers or services, contractor to re-level if necessary.
- Ensure all relevant consents for sewer connections are in place:
 - Thames Water S106 sewer connections
 - Essex County Council S278
 - Essex County Council Ordinary Water Consent

General Notes

- 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 'overlaid', 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).
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- This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to 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/ Cleaning/Decommissioning/Adaptation)	Hazard Description	Mitigation Measures/ Residual Risk

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
- G278 Design by Conisbee, Drawing ref 220741-CON-XX-00-DR-C-3100
- Site Investigation by Gemco, Report ref 2147 R02: Issue 3

P05	28/01/2025	Site layout updates, perpendicular path removed from all plots apart from plot 6 & 8.	CPR/RSH/RSH
P04	10/12/2024	Updates to garage FFLs & plot 25 FFL	JQ/CPR/RSH
P03	16/10/2024	Updates to plot 25 drainage to key dimensions within plots curtilage. Water proofing and exposed brick grouting	AIC/PUR/RSH
P02	14/08/2024	Basin headwall position updated, update to FW18 IL, FW1, 10 & 19 and SW1 & 2 have been removed.	CPR/RSH/RSH
P01	19/07/2024	Draft issue for tender	CPR/RSH/RSH
		Rev. Date Description	Dm/Chd/Agd
			Suitability
			Client Logo:

S4 - Suitable for Stage Approval

Bellway

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Client: Bellway Homes Ltd (North London)
Job: Hares Leap, Henham, Essex
Title: Private Drainage Layout Sheet 4 of 4
Classification: F1_60_20 Scale @ A1: 1:200
Project: C86840-JNP-92-XX-DR-C-2014
Document Drawing Number: P05
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