



General Notes

1. All dimensions are in metres unless otherwise stated.
2. All levels are in metres.
3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
4. Do not scale from this drawing.

Drawing key

- Site boundary
- 1500 @ 1 in 150

Surface water sewer with pipe diameter, gradient and manhole
- 1500 @ 1 in 150

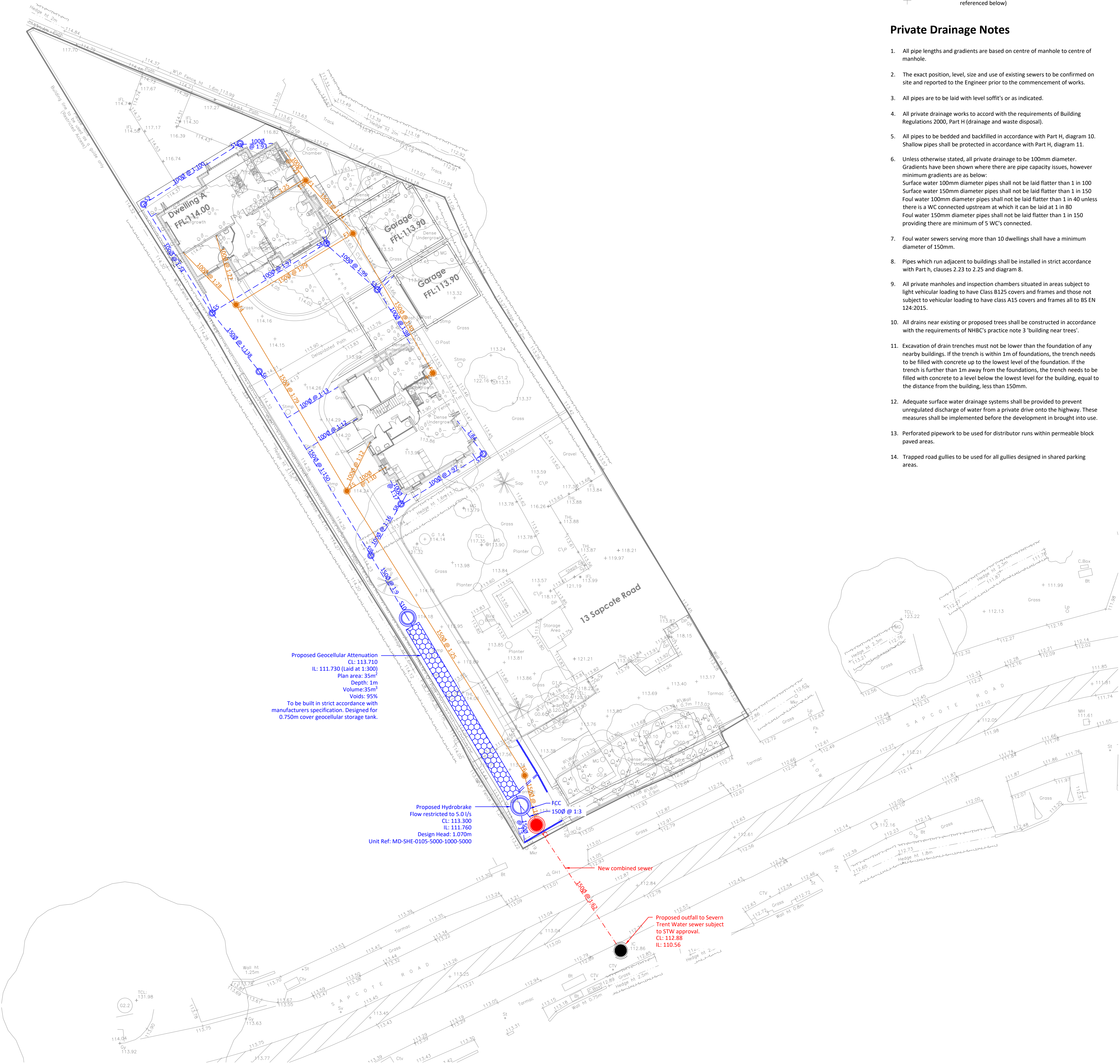
Foul water sewer with pipe diameter, gradient and manhole
- 1500 @ 1 in 150

Combined water sewer with pipe diameter, gradient and manhole
- Cellular storage
- FFL=42.500

Proposed finished floor level
- Existing ground level (taken from topographical survey referenced below)

Private Drainage Notes

1. All pipe lengths and gradients are based on centre of manhole to centre of manhole.
2. The exact position, level, size and use of existing sewers to be confirmed on site and reported to the Engineer prior to the commencement of works.
3. All pipes are to be laid with level soffit's or as indicated.
4. All private drainage works to accord with the requirements of Building Regulations 2000, Part H (drainage and waste disposal).
5. All pipes to be bedded and backfilled in accordance with Part H, diagram 10. Shallow pipes shall be protected in accordance with Part H, diagram 11.
6. Unless otherwise stated, all private drainage to be 100mm diameter. Gradients have been shown where there are pipe capacity issues, however minimum gradients are as below:
Surface water 100mm diameter pipes shall not be laid flatter than 1 in 100
Surface water 150mm diameter pipes shall not be laid flatter than 1 in 150
Foul water 100mm diameter pipes shall not be laid flatter than 1 in 40 unless there is a WC connected upstream at which it can be laid at 1 in 80
Foul water 150mm diameter pipes shall not be laid flatter than 1 in 150 providing there are minimum of 5 WC's connected.
7. Foul water sewers serving more than 10 dwellings shall have a minimum diameter of 150mm.
8. Pipes which run adjacent to buildings shall be installed in strict accordance with Part h, clauses 2.23 to 2.25 and diagram 8.
9. All private manholes and inspection chambers situated in areas subject to light vehicular loading to have Class B125 covers and frames and those not subject to vehicular loading to have class A15 covers and frames all to BS EN 124:2015.
10. All drains near existing or proposed trees shall be constructed in accordance with the requirements of NHBC's practice note 3 'building near trees'.
11. Excavation of drain trenches must not be lower than the foundation of any nearby buildings. If the trench is within 1m of foundations, the trench needs to be filled with concrete up to the lowest level of the foundation. If the trench is further than 1m away from the foundations, the trench needs to be filled with concrete to a level below the lowest level for the building, equal to the distance from the building, less than 150mm.
12. Adequate surface water drainage systems shall be provided to prevent unregulated discharge of water from a private drive onto the highway. These measures shall be implemented before the development in brought into use.
13. Perforated pipework to be used for distributor runs within permeable block paved areas.
14. Trapped road gullies to be used for all gullies designed in shared parking areas.



- Rev B Drainage design amended to suit new site layout.
- Rev A Discharge rate increased to 5l/s and attenuation tank position moved to under driveway.

By IH Checked TL 26.04.2023

By NB Checked WRA 10.10.2019

☒

Northampton

4 Ironstone Way, Brilsworth,

Northampton, NN6 5UD

T: 01604 781811

☐

Manchester

3rd Floor, 82 King Street,

Manchester, M2 4WQ

T: 0161 6822927

☐

Milton Keynes

Suite 25 Unford Forum, Rockingham Drive,

Unford Wood, Milton Keynes, MK14 6LY

T: 01908 889433

E: mail@jppuk.net

W: jppuk.net

• Infrastructure Design

• Geotechnical & Environmental

• Structural Engineering

• Surveying

• Planning Services

• Professional Advice

Drawn By:

NB

Chkd By:

WRA

Scale @ A1:

1:200

Date:

04.10.2019

Status:

FOR PLANNING

Project No.:

20256R

Client

Matt Colloby

Project

Proposed Residential Development,

Sapcote Road, Burbage,

Leicestershire

Title

Proposed Drainage Layout

Rev:

B

jpp

JPP QA Document T07 R1