



NOTES:

- THIS DRAWING IS BASED UPON:
 - JRP SITE LAYOUT 22-5611 01A1 (FOTEM AMENDED);
 - HAYCOCK AND TODD SITE SURVEY DRAWING S10879 DATED OCTOBER 2024;
 - ORDNANCE SURVEY MAPS.
- ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS DRAWINGS AND SPECIFICATIONS.
- ALL SURFACE WATER PIPES TO BE 100MM DIAMETER LAID AT 1:100 UNLESS NOTED OTHERWISE.
- ALL FOUL WATER PIPES TO BE 100MM DIAMETER LAID AT 1:80 UNLESS NOTED OTHERWISE.
- ALL MANHOLE COVER AND FRAMES TO COMPLY WITH BS EN124. ALL DEMARCATION CHAMBER COVER AND FRAMES TO BE GRADE B125.
- PPIPE GRADIENTS OUT OF BUILDING TO CONNECTING MANHOLE TO BE LAID AT 1:40 IN ACCORDANCE WITH PART H OF BUILDING REGULATIONS 2002.
- ALL BUILDING DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 752 2008 BUILDING REGULATIONS AND THE LOCAL AUTHORITY BUILDING CONTROL SPECIFICATIONS AND REGULATIONS.

KEY:

- DEVELOPMENT BOUNDARY
- EXISTING SURFACE WATER SEWER
- EXISTING FOUL WATER SEWER
- EXISTING COMBINED SEWER
- EXISTING CULVERTED WATERCOURSE
- PROPOSED FOUL WATER SEWER / MANHOLE (S104)
- PROPOSED SURFACE WATER SEWER / MANHOLE (S104)
- PROPOSED FOUL WATER RISING MAIN (S104)
- PROPOSED FOUL WATER LATERAL / DEMARCATION CHAMBER
- PROPOSED SURFACE WATER LATERAL / DEMARCATION CHAMBER
- PROPOSED HIGHWAY DRAIN (S38)
- ROAD/HIGHWAY GULLY (GS) DENOTES DOUBLE GULLY (S38)
- WASTE PIPE CONNECTION
- SOIL PIPE CONNECTION
- RAIN WATER PIPE
- ROOFING EYE
- PRIVATE SURFACE WATER DRAIN / MANHOLE
- PRIVATE FOUL WATER DRAIN / MANHOLE
- SURFACE WATER AND FOUL WATER BACKDROPS
- CHANNEL DRAIN
- PRIVATE DRAINAGE GULLY

BEDDING DETAIL IN VICINITY OF FOUNDATIONS

NOTE: IF UNDERSIDE OF CONCRETE FOOTING IS BROUGHT DOWN TO INVERT LEVEL OF PIPE, THEN CONCRETE BEDDING DETAIL IS NOT REQUIRED. REFER TO FOOTING DETAIL DRAWINGS AND DRAINAGE DRAWINGS FOR APPROPRIATE LEVELS.

150 THICK CONCRETE BED AND SURROUND REQUIRED WHEN DRAIN TRENCH EDGE IS LESS THAN 1m FROM FOOTING/FOUNDATION EDGE CONCRETE TO BE BROUGHT UP TO UNDERSIDE LEVEL OF FOOTING CONCRETE

DRAIN TRENCH EDGE LESS THAN 1m. FROM FOOTING / FOUNDATION EDGE
SCALE 1:50

NOTE: CONCRETE BED AND SURROUND TO BE DISCONTINUED AT EVERY PIPE JOINT USING COMPRESSIBLE FILLER. COMPRESSIBLE FILLER TO BE 15mm THICK FOR PIPERWORK UP TO 40mm DIAMETER

IF DIMENSION C IS GREATER THAN DIMENSION A THEN 150 THICK CONCRETE BED AND SURROUND IS REQUIRED AS SHOWN. CONCRETE TO BE BROUGHT UP TO LOWER LEVEL OF DIMENSION B

DRAIN TRENCH EDGE MORE THAN 1m. FROM FOOTING / FOUNDATION EDGE
SCALE 1:50

G	27.04.26	Amended to suit client requirements.	JCH
F	02.04.26	Amended to suit revised site layout.	JCH
E	02.04.26	Amended to suit revised site layout and drawing status updated.	LS
D	16.01.26	Minor amendments.	JCH
C	03.12.25	Amended to suit revised site layout.	JCH
B	27.11.25	Amended to suit known Water comments received 17.09.25 and revised site layout. *revised for some revision new layout.	JCH

Rev Date By

Drawing Status:

FOR APPROVAL

FOTEM

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Client

MILLER HOMES

Project

HERMITAGE PARK, LEPTON

Drawing Title

PRIVATE DRAINAGE SHEET 1

Drawing No. 1223 - 103

Drawn: LS Checked: RD Scale: 1:250 @ A0 Date: MAY 2025

Drawing No. 1223 - 103

Rev G