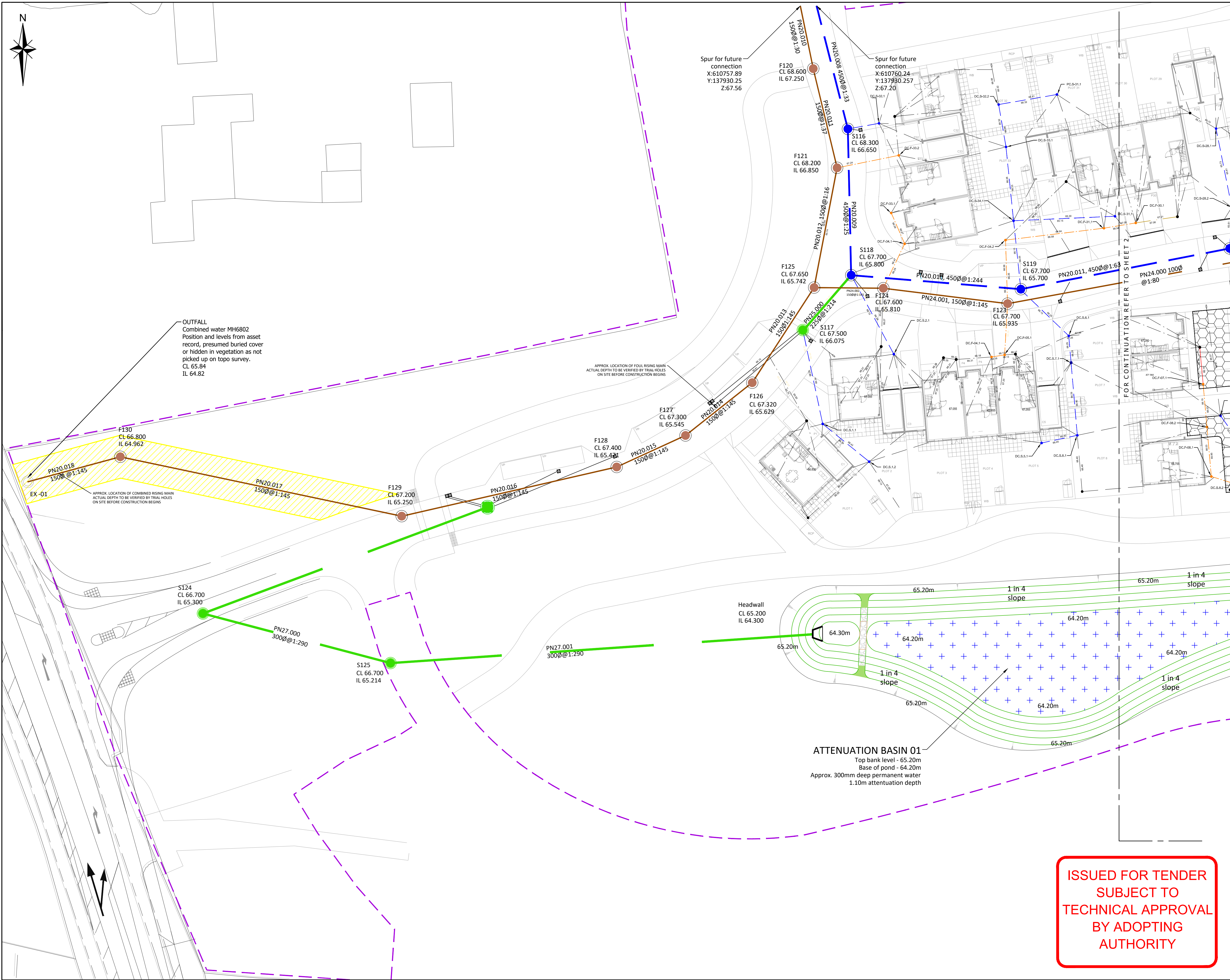
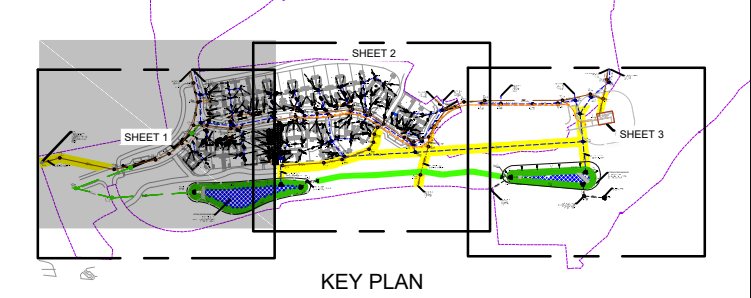




- NOTES**
- All dimensions, levels and survey grid co-ordinates are to be checked on site and the engineer notified immediately of any discrepancies prior to commencement of the works.
 - The works shown on this drawing could affect statutory undertakers apparatus and the contractor is required to verify the location and depth of all apparatus prior to commencement of works and take relevant precautions when working in the vicinity of such apparatus.
 - FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & the WRC guide Sewerage Sector Guidance (SSG).
 - Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "super strength" specification (e.g. heptworth superslave or similar) or upvc drainage pipework to bs4660 & bs2494, bedded & backfilled in accordance with manufacturers instructions.
 - Location of sewers & lateral drains to be in accordance with the WRC guide Sewerage Sector Guidance (SSG) and specific requirements of Sewerage Undertaker.
 - Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
 - Cover levels indicated are nominal & may be adjusted to suit finished ground levels as necessary.
 - Generally inspection chamber covers should be grade D400 in trafficked areas grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
 - Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
 - The positions of svp's, stub stacks, wc outlets, back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
 - Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
 - Where land drain is identified on the architect's details, connect into nearest sw system.
 - Where surface water pipe diameters are 225mm - 300mm inspection chambers shall be increased to 600mm diameter. Type 3 chambers to be used unless a 1200mm catchpit manhole has been specified.
 - This drawing should be read in conjunction with the architect's and structural engineer's design drawings and specification.
 - Any variance or discrepancy must be reported back to the engineers before work begins.

- Section 104**
- MAIN DRAINAGE KEY**
- Adoptable SW main sewer & manhole
 - Adoptable FW main sewer & manhole
 - SW Manhole reference
 - Cover level
 - Invert level (of outgoing pipe)
 - FW Manhole reference
 - Cover level
 - Invert level (of outgoing pipe)
 - Road gully & gully connection
 - Existing FW main sewer & manhole
 - Rising Main
 - Sewer Easement
- DEMARICATION CHAMBER DRAINAGE KEY**
- Adopted SW sewer & manhole
 - 100mm Ø pipe @ 1:100 (unless otherwise shown)
 - Adopted FW sewer & manhole
 - 100mm Ø pipe @ 1:40 (unless otherwise shown)
 - DC Sx/XX
 - FW Demarcation chamber reference
 - DC Fx/XX
 - FW Private drainage
 - SW Private drainage
- PRIVATE DRAINAGE KEY**
- FW Private drainage
 - SW Private drainage
- MANAGEMENT COMPANY DRAINAGE KEY**
- Management Company "Porous Paving"
 - Althorn Headwall
 - Management Company drainage
- SECTION 38 DRAINAGE KEY**
- Section 38 drainage



Rev	Amendments	Dm	Chk	App	Date

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Job Title	Main Road Sellindge				
Drawing Title	S104 Drainage Layout Sheet 1 of 3				
Client	Quinn Estates				
Scale	1:250@A1	Date	Mar 22	Designed	SPS
Drawn	SPS	Checked	MR	Approved	GAC
Job No	21-009	Drawing No	21-009-400	Rev	-

**ISSUED FOR TENDER
SUBJECT TO
TECHNICAL APPROVAL
BY ADOPTING
AUTHORITY**