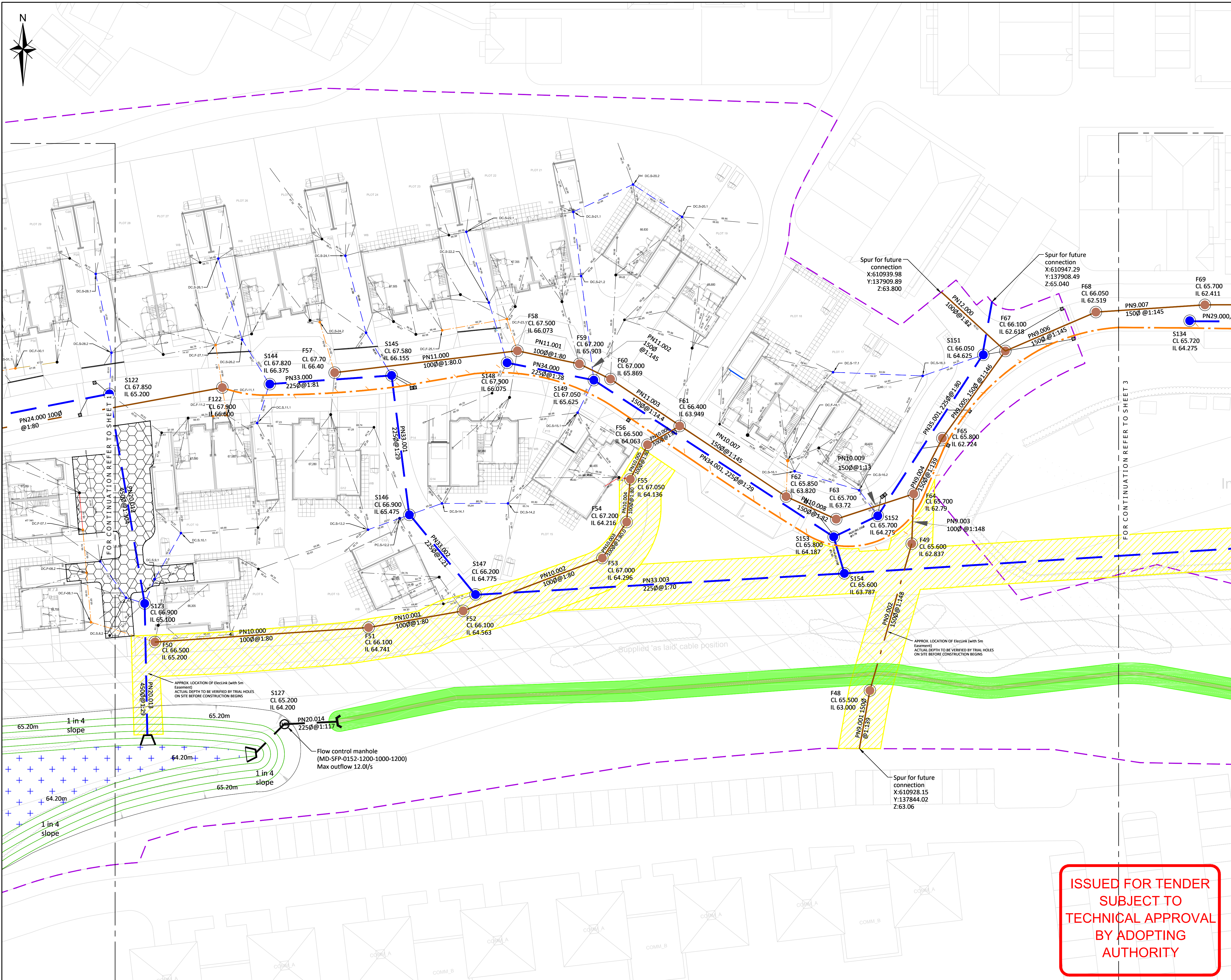




- NOTES
1. All dimensions, levels and survey grid co-ordinates are to be checked on site and the engineer notified immediately of any discrepancies prior to commencement of the works.
 2. The works shown on this drawing could affect statutory undertakers apparatus and the contractor is required to verify the location and depth of all apparatus prior to commencement of works and take relevant precautions when working in the vicinity of such apparatus.
 3. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & the WRC guide Sewerage Sector Guidance (SSG).
 4. Drains are to be constructed using flexible jointed vitrified clay pipes to BS EN 205-1991 "super strength" specification (e.g. heptworth superseve or similar) or upvc drainage pipework to bs4660 & bs2494, bedded & backfilled in accordance with manufacturers instructions.
 5. Location of sewers & lateral drains to be in accordance with the WRC guide Sewerage Sector Guidance (SSG) and specific requirements of Sewerage Undertaker.
 6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-FIG. 9.
 7. Cover levels indicated are nominal & may be adjusted to suit finished ground levels as necessary.
 8. 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.
 9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
 10. 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.
 11. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
 12. Where land drain is identified on the architect's details, connect into nearest sw system.
 13. 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.
 14. This drawing should be read in conjunction with the architect's and structural engineer's design drawings and specification.
 15. 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

DEMARCATION 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)
- SW Demarcation chamber reference
- FW Demarcation chamber reference

PRIVATE DRAINAGE KEY

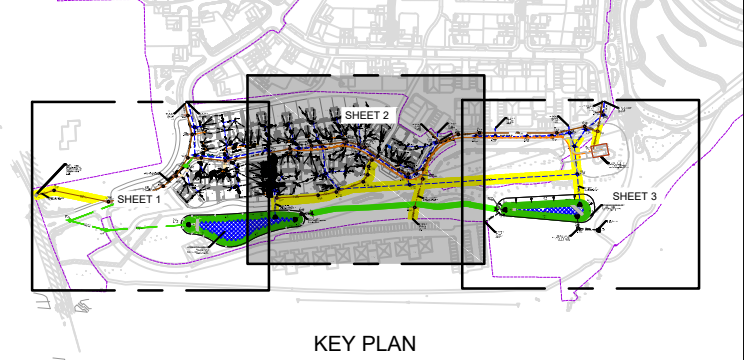
- FW Private drainage
- SW Private drainage

MANAGEMENT COMPANY DRAINAGE KEY

- Management Company "Porous Paving"
- Althon Headwall
- Management Company drainage

SECTION 38 DRAINAGE KEY

- Section 38 drainage



Rev	Amendments	Dm	Chk	App	Date

Charles & Associates

Issued by ☒ Paul Frome

Landmark House
Station Road
Hook
Hampshire
RG27 9HA
01256 436430

enquiries@c-a.uk.com
www.c-a.uk.com

East Malling Trust Estate
Broadmore Lane
Aylesford
Kent
ME20 6SN
01732 448120

Job Title	Main Road Sellindge				
Drawing Title	S104 Drainage Layout Sheet 2 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	21-009-401	Rev	-