



- S104 DRAINAGE KEY**
- EXISTING FOUL SEWER
 - EXISTING FOUL SEWER TO BE GRUBBED UP
 - PROPOSED S185 FOUL DIVERSION - TO BE SUBMITTED UNDER S104
 - PROPOSED INFRASTRUCTURE ADAPTABLE FOUL WATER SEWER & MANHOLE (WITH MANHOLE REF. No.)
 - PROPOSED INFRASTRUCTURE ADAPTABLE SURFACE WATER SEWER & MANHOLE (WITH MANHOLE REF. No.)
 - PROPOSED INFRASTRUCTURE ADAPTABLE SURFACE WATER PERFORATED TYPE SEWER
 - PERFORATED PIPE CONTAINED WITHIN PERMEABLE SUB-BASE TRENCH
 - PROPOSED SURFACE WATER CHAMBER CONTAINING VORTEX CONTROL UNIT
 - PROPOSED PERMEABLE PAVING - REFER TO CONSTRUCTION LAYOUT FOR SURFACING TYPE
 - PROPOSED S104 DRAINAGE EASEMENTS
 - PROPOSED POZIDRAIN LINER
 - PROPOSED AQUACELL TANK
- S38 DRAINAGE KEY**
- PROPOSED ROAD GULLY & CONNECTION

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METERS UNLESS OTHERWISE STATED.
 - TOPographical SURVEY UNDERTAKEN BY EVANS & LANGFORD LP IN MARCH 2021.
- DRAINAGE NOTES**
- LATERAL PIPES TO BE 1000 UNLESS OTHERWISE SPECIFIED.
 - RC DENOTES REQUIREMENT FOR RECESSED COVERS ON PIPES.
 - WHERE PIPES FALL WITHIN A PATIO, THESE MUST BE INSTALLED WITH A RECESSED COVER TYPE.
 - SPVWC LATERAL PIPES TO BE INSTALLED AT MINIMUM 1:40 GRADIENT TO THE FIRST CHAMBER/PPC. RWP LATERALS TO BE INSTALLED AT MINIMUM 1:80.
 - ALL MANHOLES AND INSPECTION CHAMBERS TO BE INSTALLED IN ACCORDANCE WITH THE SEWER SECTOR GUIDANCE APPENDIX C TYPE AS SHOWN. MANHOLE INSTALLATION CAN VARY FROM DETAIL SHOWN, I.E. A TYPE A MANHOLE CAN BE INSTALLED IN ACCORDANCE WITH SSG APPENDIX C FIGURE B4, B5, B6, B7, OR B8 AS LONG AS THE NOTES AT THE TOP OF THE FIGURE APPLY TO THE POSITION OF THE MANHOLE. I.E. FIGURE B19 WOULD NOT BE CONSTRUCTED IN A ROAD BUT COULD BE CONSTRUCTED IN A DRIVEWAY, AND B20 COULD BE CONSTRUCTED IN A HIGHWAY.
 - ALL UNDERGROUND BENDS SHOULD BE CONSTRUCTED OUT OF LOW RADIUS BENDS WITH MINIMUM 400mm INTERNAL RADIUS TO ALLOW FOR ROODING.
 - ALL THERMOPLASTIC PIPES TO COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 14011-1 (PPVC), BS EN 1852-1 (PP), OR BS EN 12666-1 (PE) AS APPROPRIATE.
 - UNREINFORCED AND REINFORCED CONCRETE PIPES AND FITTINGS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 1916 AND BS 5911-1 AND SHALL BE MANUFACTURED FROM CONCRETE WITH A DESIGN CHEMICAL CLASS DCA-4.
 - PIPES UP TO 3000 SHOULD BE CONSTRUCTED OF U-PVC TYPE MATERIAL. PIPES >3000 SHOULD BE CONSTRUCTED OF CONCRETE OR OTHER IN ACCORDANCE WITH SEWER SECTOR GUIDANCE.
 - WHERE INSTALLING PIPES SOFFIT TO SOFFIT BETWEEN DIFFERING PIPE SIZES WOULD CAUSE THE GRADIENT TO FALL BELOW THE MINIMUM DESIRABLE GRADIENT, I.E. 1:80 FOR A 100mm, THE PIPES SHOULD BE INSTALLED INVERT TO INVERT.
 - SPVs FOR WET ROOMS TO BE CAPED AT FLOOR LEVEL TO PREVENT SMELL INGRESS UNLESS CONVERTED INTO WETROOM. ONLY APPLICABLE TO ACCESSIBLE PLOTS IN FLATS.
 - WHERE DRAINAGE PIPES FALL WITHIN TREE ROOT AREAS SHOWN, THESE ARE TO BE PROTECTED WITH A ROOT PROTECTION BARRIER AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
 - RWP/SVP LOCATIONS ARE SHOWN INDICATIVELY. REFER TO THE ARCHITECTS PLANS FOR SETTING OUT POSITIONS. ARDENT TO BE CONTACTED IF RUNS ARE TO BE AMENDED MORE THAN 50mm DUE TO SETTING OUT POSITIONS.
 - ALL ABOVE GROUND DRAINAGE TO INCORPORATE ROODING ACCESS FACILITIES.
 - ALL FLOWWORK WITH THE HIGHWAY AND PROPOSED ACCESS ROAD TO BE 150mm THICK CLASS D400.
 - ALL RWP CONNECTIONS, TAP GULLIES & HEAT SOURCE GULLIES TO BE ROODABLE TO ALLOW FOR JETTING ROODING IN ACCORDANCE WITH AD PART H.

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| PS | UPDATED SUB-STATION TO SITE FRONTAGE | AMC | AMC | AD | 08-01-26 |
| PA | UPDATED TO PERMEABLE PAVING PER APPROVED DRAINAGE | AMC | 3H | AD | 09-01-26 |
| PS | NORTHERN POND AMENDED TANK ADDED | AMC | 3H | AD | 23-12-25 |
| PS | UPDATED BASED ON SITEWIDE REVIEW | AMC | AMC | AD | 12-12-25 |
| PI | FIRST ISSUE | DM | CHK | AD | 27-11-25 |
| Rev | Description | Drn | Chk | App | Date |
| Purpose | PRELIMINARY | Status: | | NOT YET APPROVED | |
| <div><div>ARDENT</div><div>CONSULTING ENGINEERS</div><div>AN EMPLOYEE OWNED COMPANY</div></div> | | | | | |
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| Client | | | | | |

VISTRY SOUTHERN

Project Title:

TROWES LANE, SWALLOWFIELD SECTION 104

Drawing Title:

SECTION 104 DRAINAGE LAYOUT

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| Drawn by | Checked by | Approved by | Revision |
| JSH | AMC | AD | P5 |

AO Scale

1:250@AO

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