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Notes

1. CONSTRUCTION ISSUE DRAWING: THIS DRAWING SHOULD BE READ AS A CONSTRUCTION ISSUE AND SHOULD NOT BE USED FOR CONSTRUCTION UNDER ANY CIRCUMSTANCES.
2. THE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH ALL CURRENT WORKING DRAWINGS PROVIDED BY PERSIMMON HOMES. PLEASE REFER TO PERSIMMON HOMES HOUSE TYPE WORKING DRAWINGS TO CONFIRM ACCESS ARRANGEMENT. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY, PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE.
3. DRAWING SUBJECT TO SECTION 104 APPROVAL.

1. ALL ADOPTABLE DRAINAGE TO BE INSTALLED/CONSTRUCTED TO SEWAGE SECTOR GUIDANCE FOR ADOPTION STANDARDS AND IN ACCORDANCE WITH IWNL'S ADDITIONS AND DELETIONS DOCUMENT.
2. CONNECTIONS TO THE EXISTING SEWERS SHALL BE SUBJECT TO THE APPROVAL OF IWNL AND SHALL BE CARRIED OUT BY A CONTRACTOR APPROVED BY IWNL. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF IWNL WITH REGARDS TO SUBMITTING METHOD STATEMENTS, RISK ASSESSMENTS ETC FOR OBTAINING A PERMIT TO WORK ON THE EXISTING SEWER.
3. WHERE POSSIBLE ORIENTATION OF MANHOLE ACCESS COVERS TO BE ORTHOGONAL WITH ADJACENT KERB LINE.
4. MANHOLE COVERS TO BE SET FLUSH WITH BINDER COURSE ON NEW ROAD CONSTRUCTION AND RAISED TO FINAL LEVELS WHEN SURFACE COURSE IS LAID AT A LATER DATE.
5. SULPHATE RESISTING CEMENT AND CONCRETE PRODUCTS TO BE USED FOR FOUL SEWERAGE.
6. ALL PIPES ENTERING OR LEAVING MANHOLES SHALL BE LAID WITH THEIR SOFFITS LEVEL, UNLESS SHOWN OR AGREED OTHERWISE.
7. GULLY CONNECTIONS TO BE 150mm DIA AT A GRADIENT NO FLATTER THAN 1 IN 150 UNLESS STATED OTHERWISE.
8. THE PRIVATE FOUL AND STORM WATER DRAINAGE SHALL BE SUBJECT TO INSPECTIONS BY THE LOCAL BUILDING CONTROL OFFICER. THE CONTRACTOR SHALL LIAISE WITH THE BUILDING INSPECTOR WITH REGARD TO MAKING INSPECTIONS AT THE APPROPRIATE STAGES OF THE WORK.
9. ALL PRIVATE FOUL AND STORM WATER SEWERS SHALL BE 100/110mm DIA CLAYWARE OR PVC UNLESS STATED OTHERWISE. STORM SEWERS SHALL BE LAID AT A GRADIENT NO FLATTER THAN 1 IN 100, AND FOUL SEWERS TO A GRADIENT NO FLATTER THAN 1 IN 80 UNLESS STATED OTHERWISE ON THE DRAWINGS.
10. ALL PRIVATE DRAINAGE TO COMPLY WITH CURRENT BUILDING REGULATIONS APPROVED DOCUMENT H
11. PLASTIC PIPES (IF USED) ARE REQUIRED TO WITHSTAND 2600PSI. SPECIFICATION OF PIPEWORK IS TO BE REPORTED TO IWNL.
12. PIPES FORMING THE SECTION 106 CONNECTIONS INTO THE EXISTING PUBLIC SEWER ARE TO BE VITRIFIED CLAYWARE.

PROTECTION TO ADOPTABLE SEWERS:-

15. TYPE S BEDDING TO BE USED IN NON-TRAFFICKED AREAS.
16. TYPE S BEDDING TO BE USED IN TRAFFICKED AREAS WHERE THE COVER TO THE CROWN OF THE SEWER IS GREATER THAN OR EQUAL TO 1200mm.
17. CONCRETE SLAB PROTECTION TO BE PROVIDED IN TRAFFICKED AREAS WHERE THE COVER TO THE CROWN OF THE SEWER IS LESS THAN 1200mm.

PROTECTION TO PRIVATE SEWERS:-

18. TYPE S BEDDING TO BE USED IN NON-TRAFFICKED AREAS.
19. TYPE S BEDDING TO BE USED IN TRAFFICKED AREAS WHERE THE COVER TO THE CROWN OF THE SEWER IS GREATER THAN OR EQUAL TO 900mm.
20. TYPE Z BEDDING TO BE USED IN TRAFFICKED AREAS WHERE THE COVER TO THE CROWN OF THE SEWER IS LESS THAN 900mm.

S104 DRAINAGE KEY

- S104 DEVELOPERS OWNERSHIP BOUNDARY
- S104 ADOPTABLE FOUL WATER PIPE-RUN DIAMETER/GRADIENT — 150Ø 1/150 1.000
- S104 ADOPTABLE FOUL MANHOLE (DEPTH VARIES)
- S104 ADOPTABLE STORM WATER PIPE-RUN DIAMETER/GRADIENT — 450Ø 1/400 1.000
- S104 ADOPTABLE STORM WATER MANHOLE (DEPTH VARIES)
- ADOPTABLE HEADWALL
- EASEMENT
- HIGHWAY GULLY
- ATTENUATION BASIN
- PHASE 1 BASIN 2
- EARTHWORKS
- REGRADE
- BASIN EARTHWORKS LEVEL — 5.50
- PHASE 1 BASIN 2 EARTHWORKS LEVEL — 5.50
- GABION MATTRESS
- MAINTENANCE STRIP
- NATURAL REED BED
- PROPOSED CELLULAR TANK

DRAWING KEY

Rev.	Description	By	Chk.	Date
C7	FOUL SEWERS AMENDED WHERE CLOUDED	PT.	JR	20.06.25
C6	SW SPUR 5 & FW SPUR 2 RELOCATED WHERE CLOUDED.	PT.	JR	13.06.25
C5	FOUL PUMP STATION ADDED WHERE CLOUDED	PT.	JR	05.06.25
C4	SURFACE WATER NETWORK AMENDED AS PER CLIENTS COMMENTS	JH	PT	27.05.25
C3	FOUL DRAINAGE NETWORK AMENDED WHERE CLOUDED	PT.	JR	09.05.25
C2	VITRIFIED CLAYWARE PIPEWORK SPECIFIED FOR SECTION 106 CONNECTIONS	PT.	JR	16.04.25
C1	CONSTRUCTION ISSUE. AMENDED TO SUIT S104 & S38 COMMENTS	JH	JR	02.04.25
T2	REVISED TO SUIT NEW ARCH LAYOUT RECEIVED 03.09.2024	JH	JR	26.11.24
T1	CONSTRUCTION ISSUE	LA	AB	20/03/24

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Project
Land Off Barton Hill Drive, Minster-on-Sea

Drawing Title
S104 Layout
Sheet 1 of 3

Designed by	Drawn by	Checked by
AR	LA	AB
Scale @ A1: 1:500	Contact Office: Norwich	Date: March 2024
Status: CONSTRUCTION ISSUE	Revision: C7	Job Ref: 8421

Drawing No.
8421-BHP-XX-XX-D-C-3021

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