

Phase 2 Drawing reference no.	Drawing Title
C001-LEN_11.005/11.006/11.007	- Setting Out
C001-LEN_12.002	- Private Road Long-Sections
C001-LEN_13.004/13.005	- Technical Layout
C001-LEN_14.004/14.005	- Surface Finishes Layout
C001-LEN_15.001/15.002/15.003	- Engineering Details
C001-LEN_15.101/15.102	- Drainage Details
15.103/15.104/15.105	
C001-LEN_16.004/16.005/16.006	- Cut and Fill
C001-LEN_17.104/17.105	- S38 Agreement Plans
C001-LEN_17.204/17.205	- S104 Drainage Layout
C001-LEN_17.211-17.212	- S98 and S104 Long Sections
C001-LEN_18.004/18.005	- Combined Services Layout
12705_S1_S2_S3_S4	- Site Survey, Sept. 2013.
	- Evans and Langford.
2065/16/B/1	- Tree survey and constraints, dated March 2016. Ladellwood.
2065/16/B/2	- Tree retention, removal & protection during construction, dated March 2016. Ladellwood.
TH/1912046/1	- Topographical Survey, CD Surveys Ltd. dated Feb. 2020
23729A/001 Rev. A	- Combined Site Layout Ph1 & Ph2, 18/02/2020 Clague Architects.

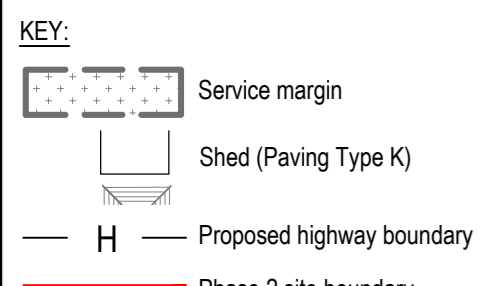
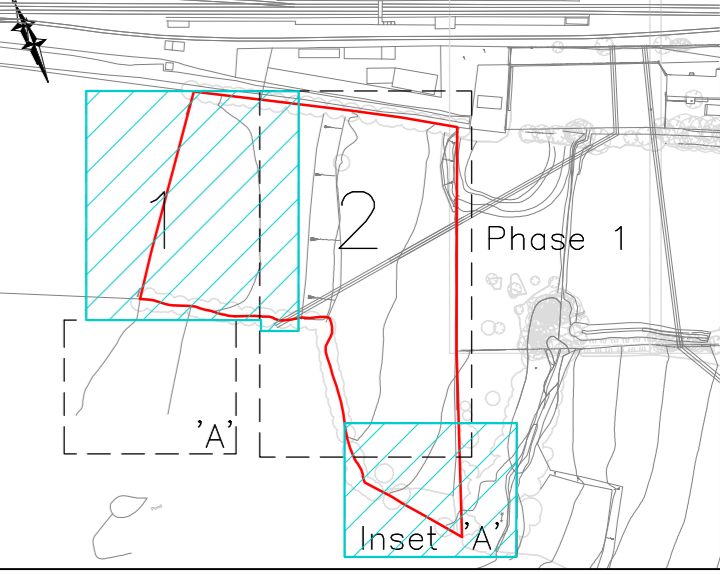
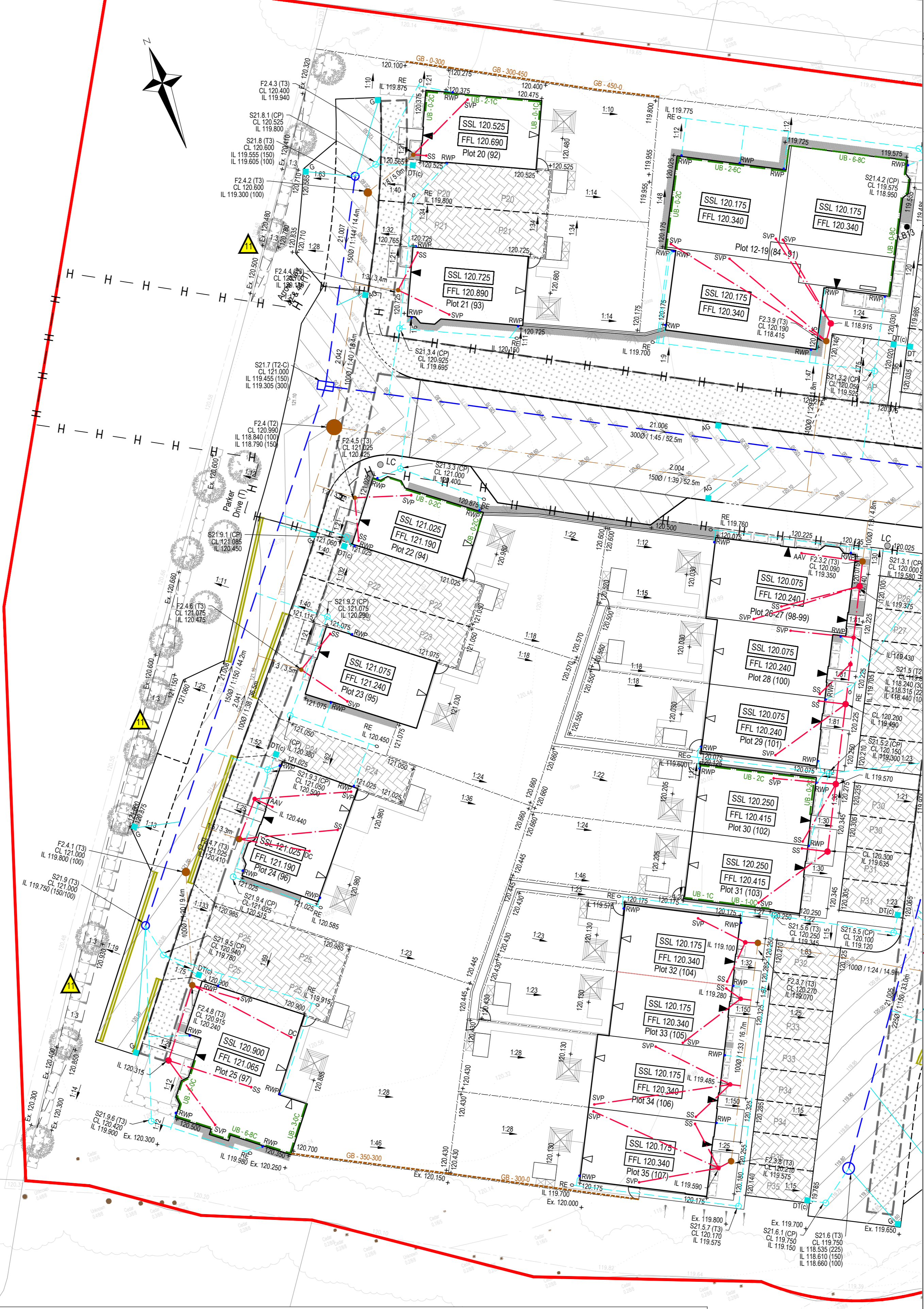
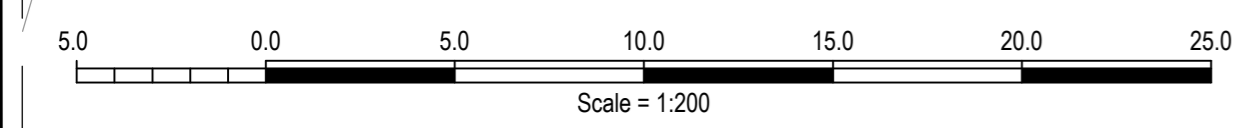
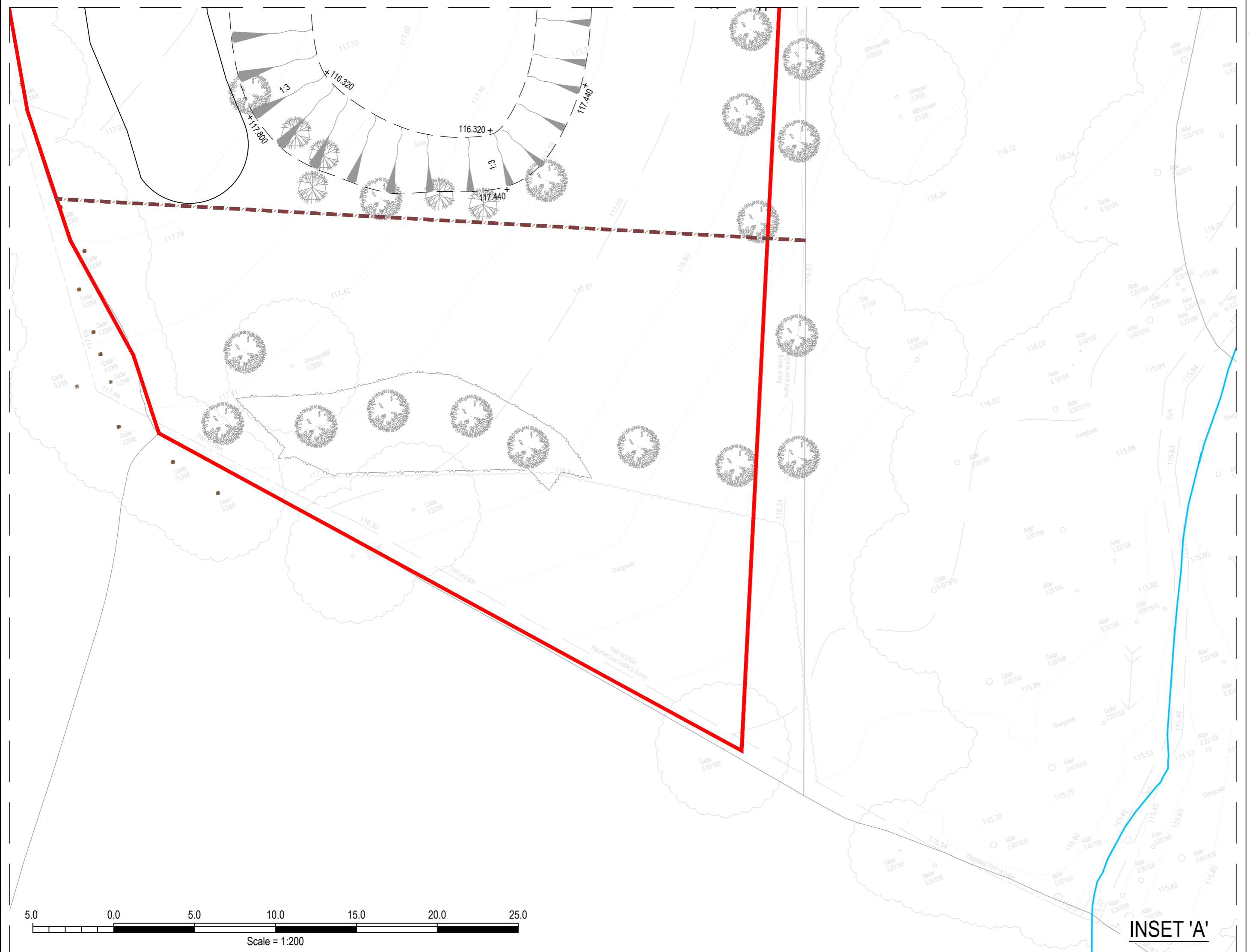


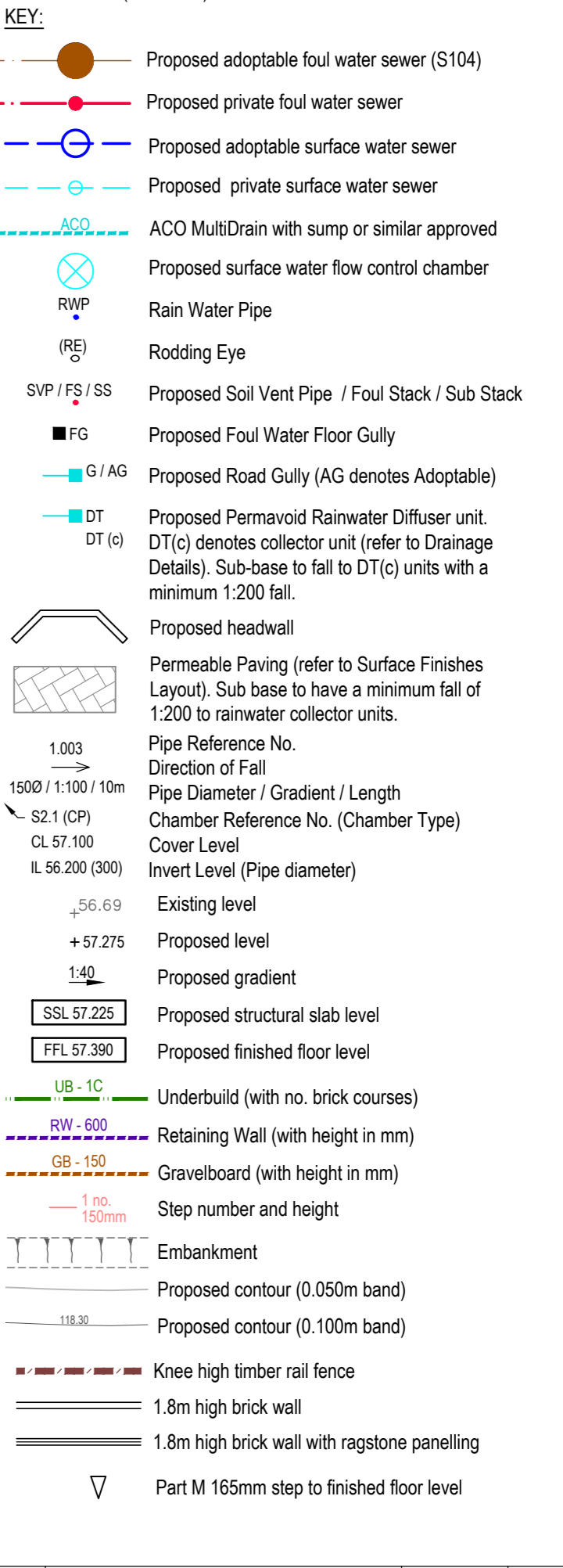
TABLE 1 - CHAMBER TYPE KEY

REF.	CHAMBER TYPE:
RE	Rodding Eye
FC	Flow Control
CP	Catchpit / Silt Trap
RCP	Ridgiform Catchpit
T1B	Type 1 Manhole
T2	Type 2 Manhole
T2-C/D	Type 2 Manhole - C or D
T3	Type 3 Inspection Chamber
T4	Type 4 Inspection Chamber
RAM	Ridgiform Access Manhole

- Hazards**
Reference numbers refer to Glanville Consultants Hazard Elimination and Management List document CV8190891/CS/DW/022 which should be consulted for full details.
- Existing services to be removed (gas, drainage, electricity, water), including overhead HV wires.
 - Made ground and general ground conditions (contamination and stability of excavations).
 - Deep excavations.
 - Proposed embankments.
 - Open water in attenuation basins.



- NOTES:**
- This drawing is to be read in conjunction with all other drawings and specifications.
 - Any discrepancies found between information shown on this or any other drawing shall be reported to the Engineer immediately and prior to works commencing on site.
 - Dimensions scaleable for planning purposes only.
 - All works to be to Building Regulations Part H and Part M(1) and Sewers for Adoption (SFA) 7th Edition.
 - This drawing details all below ground drainage up to finish floor level. For details of drainage above finish floor levels refer to Architects drawings.
 - Refer to Architects drawings for rain water pipe locations.
 - All stack connections under buildings to be 100mmØ at minimum gradient of 1 in 40 (SVP) or 1 in 30 (SS) unless otherwise noted.
 - All RWPs to be provided with above ground roddable access points.
 - Where pipe diameters and gradients are not shown, foul water pipes to be 100mm laid at a minimum gradient of 1:80 and surface water pipes laid at a minimum gradient of 1:100 unless otherwise noted.
 - All private pipework to be plastic (Polypropylene). Adoptable pipework to be plastic (Rehau AwaDuct) or vitrified clay up to 150mm diameter. Adoptable pipework to be vitrified clay or concrete for 225mm diameter and above. Plastic pipes to comply with BS EN 13476 and WS 4-25-01 v2 and withstand a minimum jetting pressure of 2.600 psi. Concrete pipes to comply with BS EN 1916 and BS 5911-1. Vitrified clay pipes to comply with BS EN 295. Pipes shall be BS Kitemarked, or have equivalent third party certification as appropriate.
 - All pipework shall join at socket level unless otherwise stated on the drawing or schedules.
 - Refer to Table 1 for chamber type key. Where chamber types are not shown, chamber to be Type 3 (>2m deep) or Type 4 (<2m deep) inspection chamber.
 - Cover grade of chambers with depth to invert >1.2m to be D400. Cover grade of chambers with depth to invert <1.2m, refer to Table C of Drainage Details Sheet 3 (C001-LEN_15.005).
 - For all other details of manhole, inspection chamber and cover sizing and specification refer to Drainage Details (C001-LEN_15.101/15.102/15.103/15.104).
 - All manhole / inspection chamber covers to be installed parallel to final kerbs, edgings, paving joints or building lines as appropriate.
 - Cover levels are approximate only. All covers to be set flush with finished surface.
 - Invert levels of existing chambers have been taken from third party information and should be confirmed onsite prior to commencement of drainage works. Any discrepancies in the levels of the drainage should be reported immediately to the Engineer.
 - Threshold drains to be provided according to Architect's details.
 - Gravelboard heights indicative only and to be used where retained heights at property boundaries are 450mm or less.
 - Proposed road levels provided at channel level unless noted otherwise.
 - It is to be the contractor's responsibility to ensure that all services that are affected by the works are located prior to works commencing. Trial holes are to be dug if necessary.
 - Existing drainage that will serve no purpose post development is to be either removed or suitably stopped up by end capping or in filling with concrete with no hindrance to the retained system.
 - Drainage works in connection to the on-site adoptable network as shown to be undertaken by the chosen contractor under Section 104 of the Water Industry Act 1991. Drainage works in connection to the off-site adoptable network as shown to be undertaken by the chosen contractor under Section 98 of the Water Industry Act 1991. The contractor is to arrange for final inspection of the adoptable works with Southern Water Developer Services (Tel. 0330 303 0119).
 - Buried concrete to be Design Sulphate Class DS-1 and AECAC AC-1.
 - The contractor is to ensure that all porous sub-base areas have a suitable fall (Min. 1:200) to the collector unit at the outfall.



Rev.	Description	Date	Chkd
C6	Red line boundary amended.	28/06/2021	JB
C5	Background layout and landscaping updated.	11/02/2021	CS
C4	Landscaping updated. S21.9.3 moved.	04/01/2021	CS

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THAKEHAM

Client: **THAKEHAM**

Project: **Land at Headcorn Road, Lenham**

Title: **Phase 2 Technical Layout Sheet 1 of 2**

Project Engineer: C. Salt Scale: 1:200 @A1
Project Director: J. Birch Date: April 2020
Status: **CONSTRUCTION**

Drawing No. C001-LEN_13.004 Rev C6

S98 SEWER SHOWN INDICATIVELY FOR INFORMATION ONLY. REFER TO SOUTHERN WATER DESIGN FOR DETAILS AND ALIGNMENT.

PROPOSED ADOPTABLE DETAILS SUBJECT TO S38 APPROVAL FROM KENT CC AND S104 APPROVAL FROM SOUTHERN WATER.