



All connections to the adoptable sewers
will be made at soffit to soffit level.

The top of the swale will be adopted by
LCC, subject to S38 approval

Anglian Water Notes

1. Infill covers and frames in block paved areas are not to be used
2. Catchpits shall not be adopted under the S104 application process.
3. Where pipe crossing, plastic membrane to be used for protection to eliminate any chances of cross contamination.
4. No back drops to be used, steeper gradients are preferred to the use of back drops.
5. Precast concrete manhole rings will not be cut under any circumstances. Other options are preferred, manhole built up with concrete or brickwork to the top of the pipes.
6. Protective concrete cover slabs to be used on pipes in non traffic area which doesn't achieve 0.9m/900mm cover level and 1.2m/1200mm cover in traffic area.
7. The outside of the sewer should be in vehicle carriageway (not footpath) and be at least 1m from the kerb line. The outside manholes should be at least 0.5m from the kerb line.
8. Trees on the drawing are existing or proposed and adhere to BS.1.10 of Sewerage Sector Guidance. The trees specified will be as per Sewerage Sector Guidance and positioned accordingly. Where clearances with vegetation is not achievable, appropriate root protection will be provided.
9. All proposed manhole covers & frames at a minimum 600mmx600mm to maintain clear opening and comply with Anglian Water current Health & Safety Standards.
10. The materials to be used are suitable for the ground conditions.
11. Temporary screen to be fitted during construction works to avoid debris going into the existing network.
12. Cover and frames should be kitemarked.

General Notes

1. DO NOT SCALE.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given it is entirely at their own risk.
5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in millimetres unless otherwise stated.
7. The Farrow Walsh Consulting Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.

NOTES

1. This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
2. All work is to be carried out in accordance with the current British Standards, codes of practice, building regulations and with Sewerage Guidance Approved Version 2.1 dated 25/05/21.
3. The exact position, level, size and use of existing sewers to be confirmed on site. Any discrepancies to be reported to the engineer prior to commencement of works.
4. All uncovered and shallow pipework to be protected against construction traffic as part of the contractors temporary works requirements.
5. Cover levels shown are approximate only, subject to the Architect's external works and landscaping scheme.
6. All connections to road gullies and channels shall be 150mm nominal bore pipework.
7. All pipes connecting to adopted manholes up to and including 300mm dia. to be Wavin or Twinwall.
8. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete.
9. All pipework entering and exiting manholes to be connected with pipe soffits level.

LEGEND

- Boundary of Site Ownership
- S104 Easements
- S104 Foul Sewer
- S104 Surface Water Sewer
- Section 38 SW Drainage / Private Lateral Drainage
- Section 104 SW Drainage perforated pipe
- Section 38 SW Drainage perforated pipe
- Section 38 SW Road Gully
- Existing Private Storm Sewer to be removed
- Concrete Slab over S104 sewer
- Mesh screen to be placed over the outlet pipe of chambers during site construction works and removed immediately prior to the first occupancy of the dwellings served by the sewers
- New connections to existing sewer subject to S106 application approval by Anglian Water
- Invert levels of the existing sewers TBC prior any construction works by the Contractor
- Existing ditch to be removed subject IDB consent.

A4	Drawing revised to suit AW comments dated 13/04/22. Additional pipe concrete protection shown	MC	OP	JD	22.04.22
A3	Drawing revised to suit Geda's and S38 comments dated 31/03/22	MC	OP	xx	04.04.22
A2	Drawing revised to suit the S104 changes and swale design as per Geda's instruction, S38 and S104 comments	MC	OP	JD	30.03.22
A1	Issued for Approval.	PU	OP	JD	03.12.21
Rev	Description of updates	Drawn	Checked	Appd	Date
Revision Schedule					



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FOR APPROVAL

Client:
Geda

Project:
Fleet Road,
Holbeach

Title:
Section 104 Layout
Sheet 1 of 2

Drawn: PU	Checked: OP	Approved: JD	Date: December 2021	Scale: 1:250 @ A1
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Drawing No. FW1947-C-006-01	Revision: A4
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