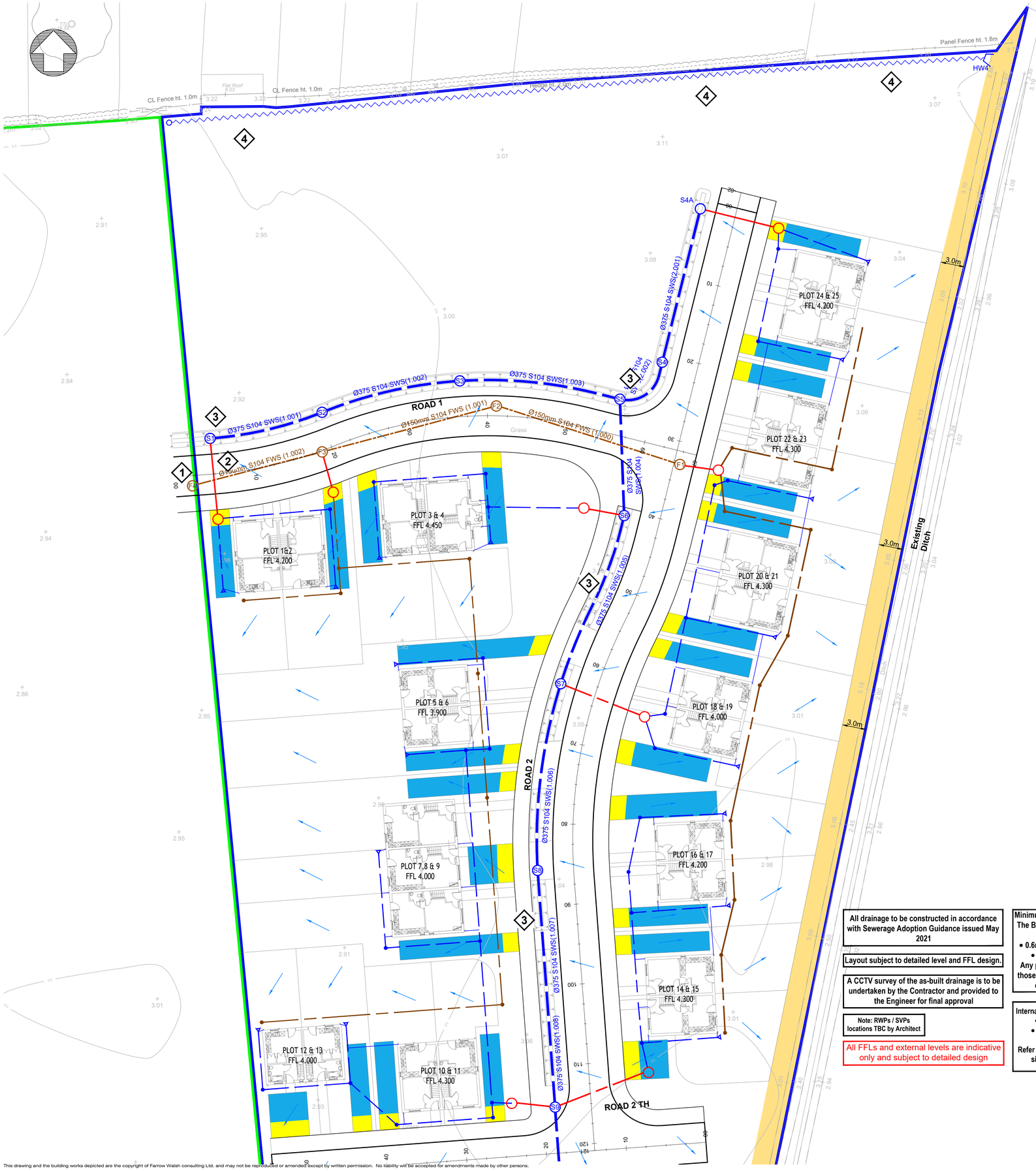


NOTES

1. **Foul Water Outfall**
New manhole constructed on line of existing sewer subject to S106 application and consent by Anglian Water.

2. **Mesh Screening**
Mesh screen to be placed over the outlet pipe of chamber F1 during site construction works and removed immediately prior to the first occupancy of the dwellings served by the sewers.

3. **Underdrained Swale**
Underdrained swale adjacent to Highway to be adopted by LCC and AW

4. **Northern Boundary Filter Drain**
Proposed filter drain to discharge into the IDB ditch via an high level overflow

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 and building regulations.
3. The design of any temporary works required shall be the responsibility of the Contractor.
4. Do not scale this drawing. All dimensions are in millimetres unless noted otherwise. Any discrepancies are to be recorded and reported to the Engineers immediately.
5. All work is to be to the satisfaction of the Engineer.
6. The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
7. All workmanship and materials are to be to current British A15s.
8. All services are to be located and protected as necessary by the Contractor prior to the commencement of the works.
9. Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the Contractor. Any variations are to be recorded and reported to the Engineer immediately.

LEGEND

- Development Boundary
- Phase 2 Site Ownership Boundary
- Existing ditch and existing IDB maintained Watercourse easement - 3.0m wide. Permit required for works within easement
- Self infiltrating Permeable Paving with min. 225mm Type 3 voided stone below
- Permeable Paving with Impermeable Membrane liner within 2.0m of highway boundary
- 450mm dia. IC Max Depth 3.0m
- 1200/1500mm dia. PCC
- 1200mm dia. PCC (Laterals)
- Rodding eye (storm only)
- Surface Water
- Phase 1 drainage
- Foul Water
- Road Gully
- Denotes under drained swale to be offered for adoption to LCC / Anglian water
- Surface Water Flow Exceedence Routing
- S104 Easements

Rev	Description of updates	Drawn	Check'd	App'd	Date
A6	Drawing updated to suit the latest site layout dated 02/12/2022	PU	OP	JD	06.12.22
A5	Drawing updated to suit LCC comments dated 25/10/22	MC	OP	JD	02.11.22
A4	Drawing updated to suit comments received 03.09.2022	MC	OP	JD	13.09.22
A3	Drawing updated to suit comments received 26.07.2022	MC	OP	JD	28.07.22
A2	Drawing updated to suit latest site layout received 17.05.2022. Existing ditch easement shown	MC	OP		18.05.22
A1	Issued for Approval.	MC	OP	JD	23.02.22

Revision Schedule

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All drainage to be constructed in accordance with Sewerage Adoption Guidance issued May 2021

Layout subject to detailed level and FFL design.

A CCTV survey of the as-built drainage is to be undertaken by the Contractor and provided to the Engineer for final approval

Note: RWPs / SVPs locations TBC by Architect

All FFLs and external levels are indicative only and subject to detailed design

Minimum pipe cover to soffits to be as per The Building Regulations 2010 Part H for thermoplastic pipes:
- **0.6m in pedestrian or landscaped areas**
- **0.9m in vehicle accessible areas**

Any pipes with cover to soffit less than those stated above are to have a Class Z concrete pipe bed & surround

Internal foul drain pipe minimum gradients:
- **1:80 from SVP & WC to IC**
- **1:40 from Basin & Sink to IC**

Refer to Archiect's/M&E drawings for pipe sizes and setting-out information.

Site Details

16,845m² / 1.68ha : Development area

0m² / 0.0ha : Existing impermeable area

3,647m² / 0.365ha : Proposed impermeable area

4,012m² / 0.401ha : 10% Urban Creep factor (UC)

2.44 l/s : Existing Q_{BAR} storm discharge rate to sewer

2.0 l/s : Proposed Q100+40% CC + 10% UC storm discharge rate to existing watercourse

Development impermeable areas to be drained into the IDB watercourse via swales and an attenuation basin with minimum SUDs treatment to Ciria753, through gravity sewers.

Existing Greenfield Rate

Storm Event	Existing Max. Discharge Rate
1 in 1 year	0.87 l/s
1 in 30 year	2.45 l/s
1 in 100 year	3.56 l/s

FOR APPROVAL

Client: Kaplan Property Group

Project: Fleet Road, Holbeach Phase 2

Title: Drainage Strategy, Sheet 1 of 2

Drawn:	Checked:	Approved:	Date:	Scale:
MC	OP	JD	February 2022	1:250 @ A1

Drawing No. **FW2114-D-003-01** Revision: **A6**

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