DRAWING LEGEND

- SURFACE WATER SEWER WITH SPECIFIED DETAILS
- FOUL WATER SEWER WITH SPECIFIED DETAILS
- COMBINED WATER SEWER WITH SPECIFIED DETAILS
- EXISTING PUBLIC FOUL WATER SEWER
- FOUL WATER RISING MAIN WITH SPECIFIED DETAILS
- SURFACE WATER RISING MAIN WITH SPECIFIED DETAILS
- FOUL WATER BUILDING DRAINAGE PIPE WITH SPECIFIED GRADIENT
- SURFACE WATER BUILDING DRAINAGE PIPE WITH SPECIFIED GRADIENT
- 150Ø PERFORATED LAND DRAINAGE PIPE
- SURFACE WATER MANHOLE CHAMBER
- FOUL WATER MANHOLE CHAMBER
- COMBINED WATER MANHOLE CHAMBER
- EXISTING FOUL WATER MANHOLE CHAMBER
- FOUL WATER PUMPING STATION
- SURFACE WATER PUMPING STATION
- SURFACE WATER CATCHPIT CHAMBER
- FOUL/SURFACE WATER NON-MAN ENTRY CHAMBER
- FOUL/SURFACE WATER INSPECTION CHAMBER
- FOUL/SURFACE WATER MINI-INSPECTION CHAMBER
- SURFACE WATER RODDING EYE
- SURFACE WATER ROAD GULLY & CONNECTION
- SURFACE WATER YARD GULLY & CONNECTION
- SURFACE WATER CHANNEL DRAIN
- SURFACE WATER SILT TRAP
- SURFACE WATER ATTENUATION TANK
- PROPOSED FINISHED GROUND LEVEL
- PROPOSED MINOR RETAINING STRUCTURE WITH MAX HEIGHT (GRAVEL BOARD/SLAB ON EDGE)
- PROPOSED STRUCTURAL RETAINING WALL WITH MAX HEIGHT TO ENGINEERS DETAILS
- PROPOSED FALL DIRECTION
- PROPOSED EXPOSED BRICKWORK WITH MAX DIMENSION
- PROPOSED TANKING WITH MAX DIMENSION
- EXISTING GROUND LEVEL
- SITE BOUNDARY

ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED

DO NOT SCALE FROM THIS DRAWING, IF IN DOUBT CONSULT THE ENGINEER

Dense planting to North and West Boundaries

Plot 29 Plot 30 Plot 31 Plot 32 Plot 33 Plot 34 Plot 35

Plot 28 Plot 27 Plot 26 Plot 25 Plot 24 Plot 23 Plot 22 Plot 21 Plot 20 Plot 19 Plot 18 Plot 17 Plot 16 Plot 15

Plot 14 Plot 13 Plot 12 Plot 11 Plot 10 Plot 09 Plot 08 Plot 07 Plot 06 Plot 05 Plot 04 Plot 03 Plot 02 Plot 01

PRIVATE DRIVE

ROAD 1

ROAD 2

Tony Worth Close

NORTHON'S LANE

PUBLIC OPEN SPACE

CELLULAR STORAGE TANK
BY MESSRS SDS LIMITED
27m LONG
8.0m WIDE
1.25m DEEP
GL: 3.800
TOP OF TANK LEVEL: 1.940
BASE OF TANK LEVEL:0.690
STORAGE VOLUME: 270m3

F/W PUMPING
STATION BY MESSRS
CAPRARI LTD
CL:3.800
100Ø INLET IL:2.405
63Ø O/D OUTLET IL:2.800

S/W PUMPING
STATION BY MESSRS
CAPRARI LTD
CL:3.700
300Ø INLET IL:0.6
63Ø O/D OUTLET IL:2.156

DESIGN CRITERIA
STORAGE REQUIREMENT:
100Yr + 40% ALLOWANCE
FOR CLIMATE CHANGE.
MAX PUMP OUTLET 5L/S

ess to existing premises retained

EX/FW CL:3.11 IL:1.85

C1 CL:3.120 IL1.863

C2 CL:3.089 IL:1.791

HD1 CL:3.080 IL:1.705

HD2 CL:3.040 IL:1.533

CL:2.930 225Ø IL:1.475 600Ø IL:1.100

FLOW CONTROL FITTED TO CHAMBER HERE

S38 CUTLINE

GENERAL NOTES

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SITE LAYOUT PROPOSALS DRAWN BY ARCHIAL ARCHITECTS AND THE TOPOGRAPHICAL SURVEY UNDERTAKEN BY PHOENIX SURVEY SERVICES LTD.

2. PRIOR TO COMMENCEMENT OF DRAINAGE WORKS THE CONTRACTOR MUST CHECK THE EXACT LINE AND LEVEL OF THE TIE IN MANHOLES/OUTFALLS. DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.

3. PIPE LASER READINGS MUST NOT BE ISSUED FROM DESIGN DRAWINGS. INVERT LEVELS MUST BE CHECKED AT EACH CONSTRUCTED MANHOLE AND LASER READINGS ADJUSTED TO SUIT MINOR DISCREPANCIES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF THE NEXT PIPE RUN.

4. ANY DISCREPANCIES, OF WHATEVER NATURE, MUST BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OR CONTINUATION OF ANY FURTHER WORKS.

5. ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS 2000, 'PART H', 'DRAINAGE AND WASTE DISPOSAL'. (1ST APRIL 2002)

6. UNLESS OTHERWISE STATED, ALL PRIVATE DRAINAGE SHALL BE CONSTRUCTED USING 100mm SN4 POLYSEWER.

7. ALL PRIVATE BUILDING DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

8. PIPES WHICH RUN ADJACENT TO BUILDINGS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PART H, CLAUSES 2.23 TO 2.25 AND DIAGRAM 8.

9. ALL PRIVATE MANHOLES AND INSPECTION CHAMBERS SITUATED IN AREAS SUBJECT TO VEHICULAR LOADING TO HAVE CLASS D400 COVERS AND FRAMES. THOSE NOT SUBJECT TO VEHICULAR LOADING TO HAVE CLASS A15 COVERS AND FRAMES.

10. ALL DRAINS LOCATED IN THE VICINITY OF EXISTING OR PROPOSED TREES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NHBC PRACTICE NOTE 3.

11. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL BUILDING DRAINAGE IS CONSTRUCTED CORRECTED AND ALL MANHOLE COVERS ARE SUITABLY FIXED TO THE FRAMES.

12. IN THE EVENT EXISTING LAND DRAINAGE IS ENCOUNTERED ON SITE THE ENGINEER MUST BE CONTACTED IMMEDIATELY. THE DRAINAGE MUST BE RE-CONNECTED AT A SUITABLE LOCATION.

13. ALL PROPOSED LEVELS ON THIS DEVELOPMENT WILL BE SUBJECT TO PLANNING CONSENT/AGREEEMENT. ANY DEVIATION FROM PROPOSALS MUST BE DISCUSSED WITH THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.

14. WHERE DRIVEWAYS FALL TOWARD GARAGE DOORS SUITABLE DRAINAGE MUST BE PROVIDED. STEEL LINEAR DRAINAGE CHANNELS OR SIMILAR PREFERRED.

15. DRIVEWAYS TO BE NO STEEPER THAN 1 IN 12 FOR THE FIRST 5 METRES BEYOND THE HIGHWAY OR AS DICTATED BY THE LOCAL HIGHWAY AUTHORITY.

16. NO LOOSE BOUND AGGREGATE TO BE USED WITHIN 5 METRES OF THE HIGHWAY OR AS DICTATED BY THE LOCAL HIGHWAY AUTHORITY.

17. GARDEN GRADIENTS TO BE A MAXIMUM OF 1 IN 8. BANKING WORKS MAY BE USED IN SELECTED AREAS WITH SUITABLE CONSTRUCTION MATERIAL. PLEASE REFER TO ENGINEERING LAYOUTS FOR FURTHER INFORMATION.

18. CONCRETE PIPE SURROUND TO BE USED ON ALL PIPEWORK WITH LESS THAN 1.2 METRES OF COVER.

19. ALL CONCRETE AND CEMENT PRODUCTS TO USE SULPHATE RESISTING CEMENT

20. IT IS THE CLIENT/COTRACTORS RESPONSIBILITY TO ENSURE ALL BURIED SERVICES ARE LOCATED PRIOR TO CONSTRUCTION AND IMMEDIATELY BEFORE COMMENCING ANY EXCAVATION WORKS ON SITE.

21. ALL ADOPTABLE DRAINAGE WORKS TO BE INSPECTED ON SITE BY THE WATER AUTHORITY INSPECTOR. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND 'SEWERS FOR ADOPTION 6TH EDITION' THE LATER WILL TAKE PRECEDENT.

22. PRIVATE BUILDING DRAINAGE WORKS TO BE INSPECTED ON SITE BY NHBC/BUILDING CONTROL AND BUILT IN ACCORDANCE WITH THE INSPECTORS RECOMMENDATIONS SHOULD THEY DEVIATE FROM WHAT IS SHOWN ON THIS PLAN.

23. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH AND SAFETY AT WORK ACT 1974, AND CDM REGULATIONS 2007. THE CONTRACTOR WILL BE DEEMED TO HAVE ALLOWED FOR FULL COMPLIANCE, INCLUDING FULL LIAISON WITH THE CDM CO-ORDINATOR, WITHIN THEIR RATES.

REV	DESCRIPTION	DATE	BY
D	PART M ACCESS AMENDED FOLLOWING NHBC COMMENTS FOR PLOTS 29 AND 35	18/04/2019	CG
C	PART M ACCESS AMENDED FOLLOWING NHBC COMMENTS	27/03/2019	CG
B	LAYOUT UPDATED FOLLOWING DESIGN DEPT AMENDMENTS	24/01/2019	SPM
A	LAYOUT UPDATED FOLLOWING RE-PLAN	16/11/2018	SPM

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT
NORTHON'S LANE
HOLBEACH
LINCOLNSHIRE

DRAWING TITLE:
ENGINEERING LAYOUT

DRAWING SCALE:
1:200 @ A0

DRAWN BY:	CHECKED BY:
SAM MAITLAND	-
DRAWING STATUS:	**DRAWING DATE:**
FOR APPROVAL	03/08/2018
DRAWING NUMBER:	**DRAWING REVISION:**
HOL.800.01	D

CIVIL ENGINEERING DEPARTMENT

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