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NOTE

Finished floor levels to be set at a minimum of 500mm above existing ground level based on topographical survey S9550 by Haycock+Todd - Land Survey Consultants Architectural Surveyors dated December 2019. Flood resilient construction to be installed to a minimum height of 300mm above the predicted flood depth.

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General Notes

1. Do not scale this drawing.
2. All dimensions are in millimeters unless stated otherwise.
3. This drawing is to be read in conjunction with all other relevant drawings & specifications.
4. All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations.
5. No works shall commence on site until approval has been obtained from all relevant Agencies / Authorities.
6. All dimensions referred to in this drawing must be verified.

Key

- Site boundary
- Foul water drainage - Existing
- Foul water manhole - Existing
- Foul water drainage - Proposed
- Foul water manhole - Proposed
- Surface water drainage - Proposed
- Surface water manhole - Proposed
- 50mm contour
- 250mm contour

Hydrobrake flow control chamber restricting surface water runoff rate to 5.6l/s for 1 in 100 year + 40% Climate Change storm events.

Invert Level: 1.795m

6.000m sewer easement.

New outfall headwall to be constructed to New River (Drain). Headwall to be constructed under a Section 23 application with the Water Management Alliance.

Offline detention basin to provide attenuation storage for all storms up to and including 1 in 100 year + 40% Climate Change.

Top of Basin Level: 3.100m
Invert Level: 1.800m

Storage to be provided between 1.800m and 2.800m allowing for 300mm of freeboard.

Area at 1.800m = 1005 m²
Area at 2.800m = 1711 m²

Foul water drainage to discharge to existing Anglian Water foul water manhole 3501. Connection to manhole to be made under a Section 106 agreement.

Foul water drainage to discharge to existing Anglian Water foul water manhole 2301. Connection to manhole to be made under a Section 106 agreement.

Revision	Description	Date
PL2	Finished floor levels revised to achieve plots are 500mm above existing ground levels. Note added with regards FFL's.	24.09.2020
PL1	First Issue	11.06.2020

PRELIMINARY

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Project
MJ Gleeson PLC
Proposed Residential Development, Northon's Lane, Holbeach

Title
Foul and Surface Water Drainage Layout Plan

Drawn by	Checked by	Paper Size
SG	SG	A0

Drawing Number	Revision	Scale	Date
08-0048-001	PL2	1:500	11.06.2020