

|     |                                                                               |          |       |         |
|-----|-------------------------------------------------------------------------------|----------|-------|---------|
| P   | Revised to update the pipe colouring to the correct phase on road 3           | 25.08.26 | MS    | LAM     |
| O   | Removed old house references                                                  | 24.04.25 | MS    | AG      |
| N   | Amended swale and driveway crossing for plots 175-176 to suit client comments | 11.04.25 | DCA   | AG      |
| M   | Foul water updated as per Client's comments                                   | 10.03.25 | AG    | AG      |
| L   | Easement dimensions added. HW07 to HW08 coloured in blue.                     | 13.01.25 | AG    | AG      |
| K   | Drainage notes updated and filter drain added to key                          | 05.12.24 | AG    | AG      |
| J   | Filter drain labels added                                                     | 26.11.24 | AG    | AG      |
| I   | Foul water manhole F12A made private                                          | 05.08.24 | AG    | AG      |
| Rev | Description                                                                   | Date     | Drawn | Checked |

Drawing Approval Status:-

☒ Section 104    ☒ Section 38    ☐ Section 278

FOR CONSTRUCTION



**Wormald Burrows**  
Civil Engineering Consultants

12a - 18a Hitchin Street, Biggleswade, SG18 8AX  
Tel: (01767) 317244    Web: www.wormburp.com  
Email: engineer@wormburp.com

Project:

Damgate, Holbeach

Drawing Description:

**Phase 1**  
**Section 104 Agreement Plan**

Client:



Seagate Homes  
Pudding Lane  
Pinchbeck, Spalding  
Lincolnshire  
PE11 3TJ

Drawing Number:

**E4237/380/P**

Client Reference:

Scale:

**1:500 @ A1**  
**1:1000 @ A3**



Certified by Afnor UK

Designed By:

AG

Date:

19.02.24

Drawn By:

AG

Date:

19.02.24

Checked By:

AG

Date:

21.02.04

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**Adoptable Drainage Legend**

- Existing Foul Water Sewer
- Existing Surface Water Sewer
- Proposed Adoptable Foul Water Sewer (S104)
- Proposed Adoptable Surface Water Sewer (S104)
- Proposed Filter Drain (S104)
- Proposed Trapped Gully with 150mm connection (S38)
- Proposed Stub Connection (Private)
- Proposed Headwall (Management Company)
- Proposed Sewer Easement (S104)
- Proposed Permeable Paved Driveways (Private)
- Proposed Highways Easement (S38)

Existing Anglian  
Water foul water  
manhole

Drainage spur for  
future connections

Connect existing 600mm  
diameter pipe to new manhole  
with 2 No. rocker pipes  
Existing IL of 1.03m AOD at  
600mm dia pipe taken from  
Telethorpe drawing no.  
F05-R00-01, provided by the  
IDB.

Drainage spur off  
private manhole  
F12A for future  
connections

Root protection to  
be provided within  
drainage trench

Brick Pits Drain  
Watercourse

Hydrobreak manhole  
Design flow rate 5.0 l/s

0 5m 10m 20m 30m 40m  
Scale 1:500

**Notes**

- The Contractor is responsible at all times for carrying out their work strictly in accordance with the Health and Safety at Work Act 1974 and the CDM Regulations 2015. The Contractor shall be deemed to have allowed for full compliance with the same within their price.
  - The Contractor is responsible for checking all tie-in work with existing for line and level before commencing work. Any discrepancies or errors shall be reported to the Engineer in writing immediately.
  - All accommodation works necessary to establish a satisfactory link between existing and new work will have been allowed for in the Contractors price.
  - It is the responsibility of the Contractor to locate any service apparatus in the vicinity of the works and he will be deemed to have allowed for all hand digging and locating of service apparatus in their price. The Developer will accept no claims whatsoever in respect of any loss or damage caused in respect of such apparatus, however caused.
  - Prior to commencement of the drainage works, the Contractor shall check the invert level of existing sewers. If there are any discrepancies with the invert levels shown, the Engineer shall be informed as soon as possible.
  - The Contractor will be responsible for providing all necessary dewatering and trench support to execute the works in a satisfactory manner and will be deemed to have included for the same within their price.
  - All adoptable drainage work shall be constructed in accordance with the WRc publication 'Sewers for Adoption 6th Edition' and the Water Authority's guidance. Their drawing is intended for guidance only and must be read in conjunction with the above documents which will supersede their drawing in the event of conflict.
  - All sewer connections to be made soffit to soffit unless noted otherwise.
  - All materials for use in the contract are to be BSI kitemarked, where relevant.
  - Existing drainage to be surveyed, inspected, jettied, and repaired where necessary.
  - All redundant sewers to be grubbed up or grouted and manholes broken down and the void filled with Type 1 granular material.
  - All concrete and mortar that is to be buried shall be sulphate resisting unless soil and groundwater tests prove that no sulphates are present.
  - Imported granular backfill will be required in sewer trenches under carriageways unless otherwise agreed with the Highway Authority.
  - All pipe bedding shall be Class S granular bed and surround unless otherwise specified.
  - All adoptable pipework shall be extra strength vitrified clay to BS EN 295 and BS 65 or Class 120 concrete to BS EN 1916 and BS 5911 unless otherwise specified.
  - The Contractor must ensure that the gradients indicated on the longitudinal sections are checked between the levels shown prior to laying pipes. At no time must the Contractor proceed with pipe laying by dialing the gradient shown into a laser
- All lateral drains to be connected to main sewers with soffits level unless otherwise stated and shall be 150mm dia. extra strength vitrified clay at a gradient of 1:80 unless otherwise stated.
  - All tree planting should be in accordance with SFA 6, Clause 2.4.9 - Figure 2.3.
  - The Contractor is responsible for arranging a meeting with the Water Authority and Highway Authority Clerks of works to ascertain any variations that are relevant to their development prior to work commencing.
  - The Contractor is responsible for ensuring that all works are to the satisfaction of the Water Authority and Highway Authority Engineers and will have included for any necessary testing in their price.
  - The Contractor is to allow for reinstating all buried manholes and supplying invert levels to the Engineer.
  - Prior to commencing works, the Contractor is to review the ground investigation report.
  - The Contractor is to allow for adjusting all existing ironwork and utility covers to suit proposed levels.
  - All proposed lateral drains should be capped until brought into use.
  - The Contractor is to use their best endeavours to prevent the transference of silt generated during construction to the downstream drainage system. Their is particularly important for drainage features relying on infiltration.
  - The Contractor is to liaise with the Water Company Engineer, affording them reasonable notice to inspect the works during construction.
  - All road and drive gullies to be trapped.
  - Their drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details. Any discrepancies or errors shall be reported to the Engineer in writing immediately.
  - Do not scale from their drawing, if in doubt ask.
  - Manhole surface of benching and channel should be formed monolithically with high-strength concrete base or a proprietary liner.
  - All adoptable sewer works and materials to be in accordance with "Design and Construction Guidance", Code for Adoption, the relevant British/European standards
  - The adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb face and service margins
  - Sewers must have a 5m clearance from trees and hedges, (please also refer to 5.1.10 in Codes for Action for restrictions on tree planting adjacent to sewers).
  - Sewers to be laid in Class S bedding (150mm granular bed and surround). Where depth of cover to top of the sewer is less than 1.2m in highway and verges (or less than 0.9m in none vehicular access areas) then a concrete slab should be provided above the granular bed and surround
  - Plastic channel sections in manholes are not acceptable and clay ware is to be used if required.
  - The undertaker is not obliged to accept filter drain/land drainage runoff into the adoptable sewer network.

S104 V04 16/09/19