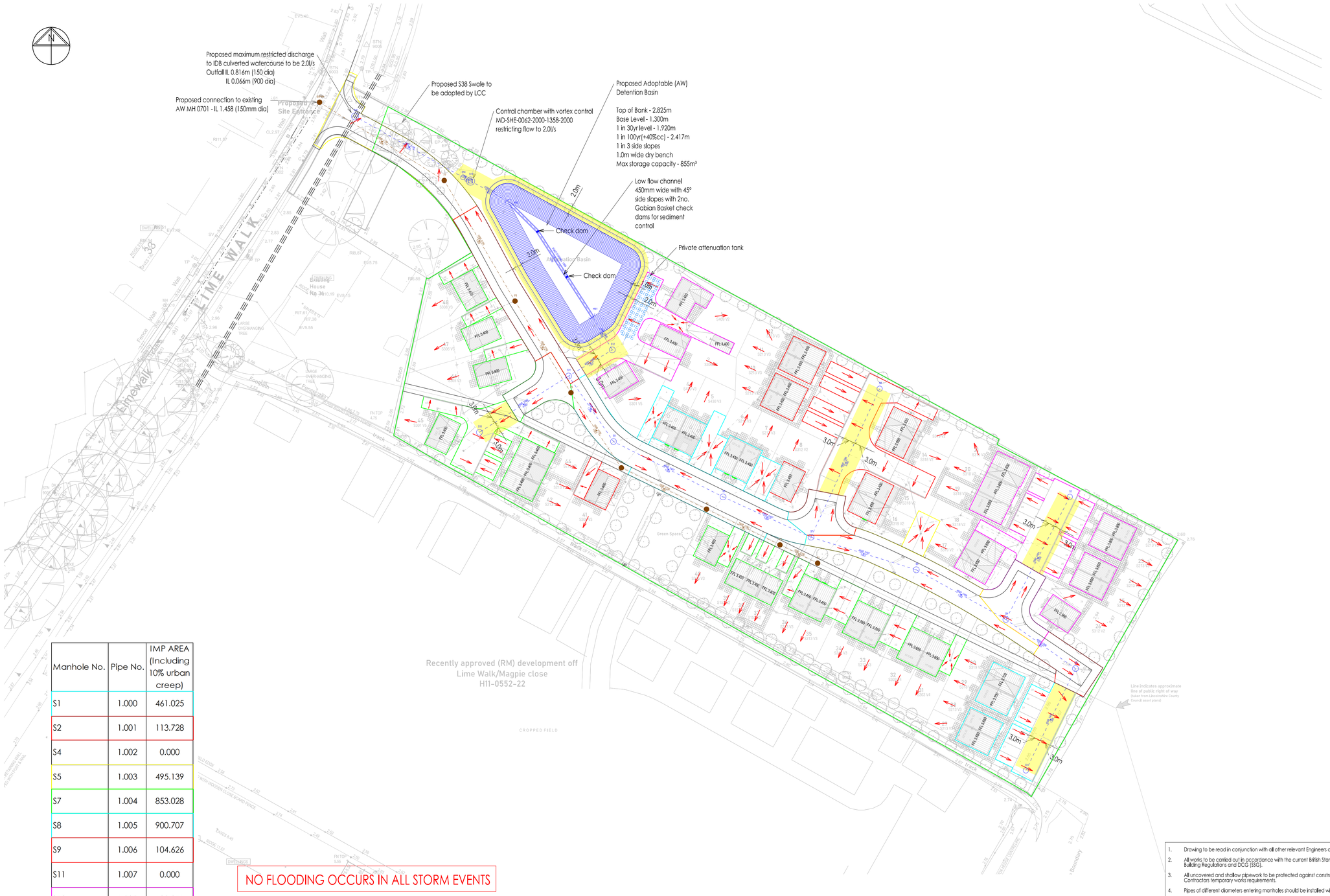

NO FLOODING OCCURS IN ALL STORM EVENTS

Manhole No.	Pipe No.	IMP AREA (Including 10% urban creep)
S1	1.000	461.025
S2	1.001	113.728
S4	1.002	0.000
S5	1.003	495.139
S7	1.004	853.028
S8	1.005	900.707
S9	1.006	104.626
S11	1.007	0.000
S12	1.008	489.871
HW1	1.009	340.272
HW2	1.010	0.000
S13	1.011	344.844
S14	1.012	0.000
S3	2.000	990.267
S6	3.000	1072.063
S10	4.000	912.152
Totals:		7077.722m²

Key

- Site Boundary
- Proposed S104 Surface Water Sewer
- Proposed S104 Foul Water Sewer
- Proposed Sewer Easement
- Proposed Private Foul Drain
- Proposed Private Storm Water Drain
- S38 Highway Gully and Connection
- Flood Flow Direction Arrows

1. Drawing to be read in conjunction with all other relevant Engineers and Architects details.
2. All works to be carried out in accordance with the current British Standards, Codes of Practice, Building Regulations and DCG (SSG).
3. All uncovered and shallow pipework to be protected against construction traffic as part of the Contractors temporary works requirements.
4. Pipes of different diameters entering manholes should be installed with soffits at the same level.
5. Pre-formed channels to be used at all manholes.
6. High strength concrete benching to be steel trowelled to a dense smooth face neatly shaped and finished to all branch connections and laid in accordance with the specification.
7. Pipe bends to be provided in direction of flow.
8. All manhole covers and frames to be heavy duty ductile iron grade D400 double triangular to BS EN 124 unless noted otherwise.
9. First flexible joint to pipes adjacent to a manhole shall be 600mm maximum from inside face of manhole connecting to a rocker pipe. Rocker pipe length to be 600mm (150 - 300mm dia.) and 1000mm (600mm dia).
10. All soft spots encountered in the trench formation to be removed and replaced with graded granular material.
11. All buried concrete must cater for Class 2 sulphate conditions in accordance with BRE Digest 363.
12. Pre-cast concrete manhole rings will not be cut under any circumstances. Other options, manhole built up with concrete or brick work to the top of the pipe.
13. All landscaping and tree planting existing or proposed to adhere to requirements of DCG (SSG).
14. A temporary screen/grill is to be fitted over the last new manhole before entering the existing sewer in accordance with DCG (SSG). The screen shall only be removed once the on-site construction has been completed.
15. Where pipe crossings occur plastic membrane to be used for protection to eliminate any chances of cross contamination.
16. 'In Fill' type covers should not be used, where a cover is located in an area of block paving the frame should be 150mm deep.
17. Cover and frames should be kite marked.
18. Protective concrete cover slabs to be used on pipes in non trafficked areas which doesn't achieve 0.9m cover and 1.2m cover in trafficked areas.
19. The proposed materials for the pipework and manholes are suitable for the existing ground conditions on site.

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Contractors must verify all dimensions, levels and co-ordinates at the site before commencing any work or making any shop drawings; no dimensions to be taken from drawing. If in doubt, ask William Saunders for confirmation.

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Nothing on this drawing confers or purports to confer on any third party any benefit under the Contracts (Rights of Third Parties) Act 1999.

*ALL S104 WORKS DESIGNED IN ACCORDANCE WITH THE DESIGN & CONSTRUCTION GUIDANCE (DCG) WHICH IS PART OF THE SEWERAGE SECTOR GUIDANCE (SSG).

Plastic pipes to be compliant with specifications in E2.21 of DCG

Rev	Description	Drn	Vf'd	Date
P5	FFLs and domestic drainage revised	JW	PAE	23/09/25
P4	Sewer easement block colour sent to back	JW	PAE	09/04/25
P3	Revised to suit comments from IDB - discharge reduced to 2.0l/s	JW	PAE	14/03/25
P2	Revised to suit comments from AW.	JW	PAE	19/02/25
P1	Initial Issue	JW	PAE	04/02/25

As outlined in section 2.3 of the CITB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks. In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and are annotated thus: [I]

☒ No significant risks have been identified.

☐ Significant risks have been identified - refer to notes on drawing for information on residual risks and any control measures to be employed.

Refer to the current Designer's Risk Assessment sheets for further details.

Designer's Signature JW Date 02/25

Drawing Status: REGULATORY APPROVAL

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Project
Residential Development, Lime Walk, Long Sutton

Client
Seagate Homes (UK) Ltd.

Title
S104 Flood Route Plan

WmS Project Ref.	Drawn	Date	Scale
12700	JW	02/25	1:500 @ A1

Drawing/Document Reference

Project	Originator	Zone	Level	Type	Role	Number	Status	Rev.
12700	WMS	ZZ	XX	D	C	39213	S8	P5