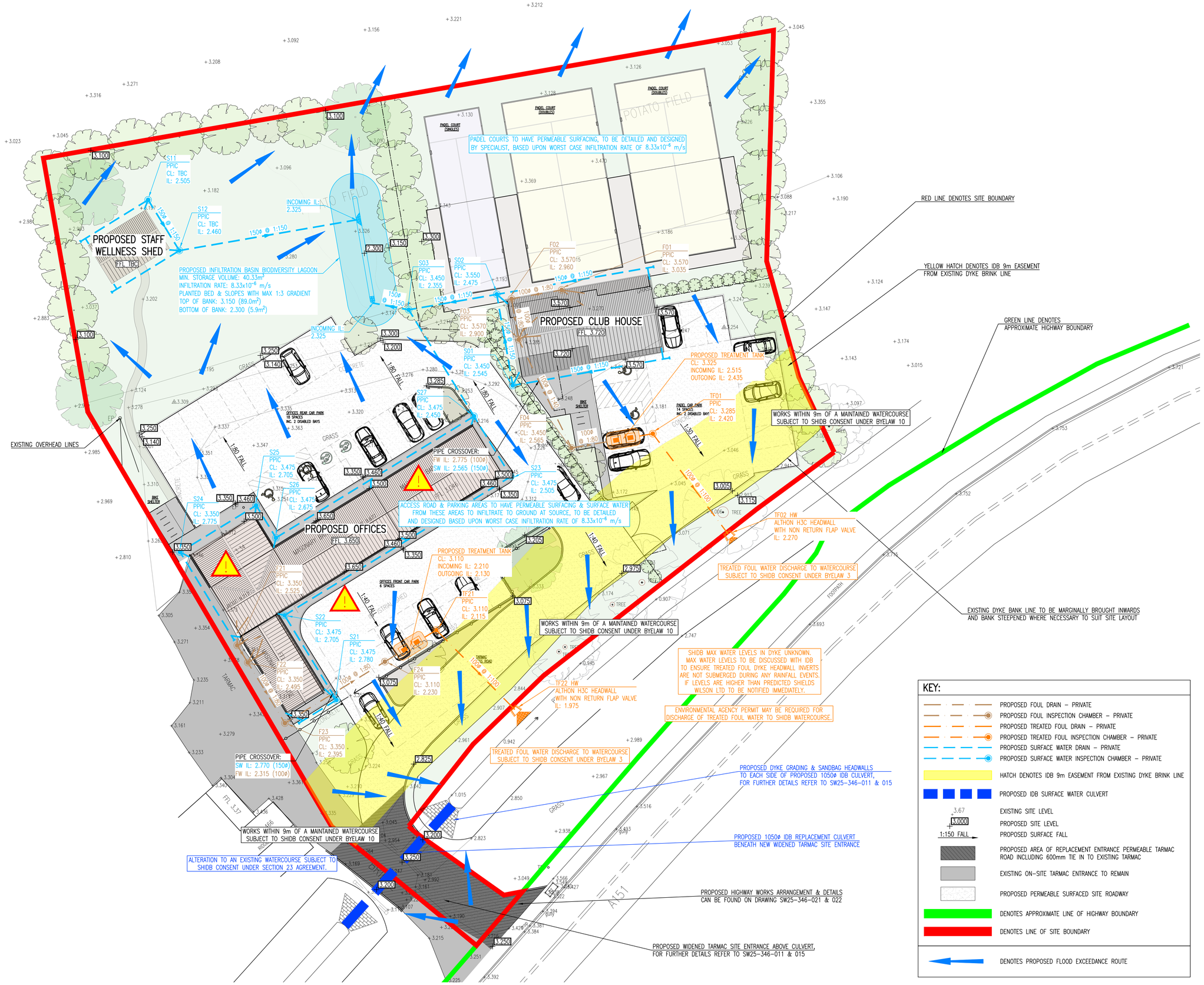

PLEASE REFER TO ARCHITECTS DRAWINGS FOR CONFIRMATION OF ALL WALL/SETTING OUT DIMENSIONS PRIOR TO COMMENCING OF WORKS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & STRUCTURAL CALCULATIONS

GENERAL PRIVATE COMMERCIAL DRAINAGE NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SHIELDS WILSON LTD. AND ARCHITECTS DRAWINGS AND PROJECT SPECIFICATIONS.
2. ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PARTS OF BSEN 752 "DRAINS AND SEWER SYSTEMS OUTSIDE BUILDINGS", THE CURRENT BUILDING REGULATIONS AND THE LOCAL AUTHORITY BUILDING CONTROL SPECIFICATIONS AND REQUIREMENTS.
3. THE LOCATION, SIZE AND DEPTH OF ALL EXISTING DRAINS/SEWERS AND SERVICES SHALL BE ESTABLISHED AND CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES FROM THE INFORMATION INDICATED ON THESE DRAWINGS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEERS.
4. ALL PIPES SHALL BE LAID WITH SOFFITS LEVEL U.N.O. ALL MANHOLE/INSPECTION CHAMBER INVERT LEVELS SHOWN ARE FOR THE OUTLET PIPE U.N.O. ALL PIPE RUNS SHALL BE LAID TO THE LEVELS INDICATED.
5. ALL PRIVATE FOUL WATER PIPES & SVP'S CONNECTIONS TO BE 100mm UNLESS STATED OTHERWISE. WITH MINIMUM FALLS TO COMPLY WITH BUILDING REGULATIONS PART H.
6. ALL PRIVATE SURFACE WATER PIPES, RWP CONNECTIONS, GULLY & LINEAR CHANNNEL CONNECTIONS TO BE 150mm DIA UNLESS STATED OTHERWISE. WITH MINIMUM FALLS TO COMPLY WITH BUILDING REGULATIONS PART H.
7. ALL RWP'S, SVP'S AND CONNECTIONS ARE SHOWN INDICATIVELY OR TO THE LATEST ARCHITECTS DRAWINGS. POSITION OF DOWN PIPES MUST BE CONFIRMED FROM ARCHITECTS DRAWING BEFORE LAYING UNDERGROUND PIPEWORK. ALL DOWN PIPES SHOULD BE PROVIDED WITH A RODDABLE ACCESS POINT ABOVE THE FFL.
8. FOR FOUL WATER VENTING REQUIREMENTS REFER TO ARCHITECTS DRAWINGS.
9. ALL INTERNAL POP-UPS WHICH DO NOT CONNECT TO A CHAMBER EXTERNALLY TO HAVE INTERNAL RODDABLE ACCESS POINT.
10. ALL PRIVATE DRAINAGE LAID WITHIN 1m FROM TREE CANOPIES AND HEDGES TO HAVE CONCRETE BED AND SURROUND.
11. FILLED GROUND OR SOFT SPOTS MUST BE EXCAVATED, BACKFILLED AND CONSOLIDATED BEFORE ANY DRAINAGE WORKS ARE CARRIED OUT.
12. NO WATER SHOULD BE ALLOWED TO DISCHARGE FROM ANY PRIVATE AREAS ONTO THE ADOPTABLE HIGHWAYS. ALL PRIVATE GULLYS AND CHANNEL DRAINAGE POSITIONS SHOWN MAY VARY TO SUIT ON SITE WORKING CONDITIONS.
13. DO NOT SCALE FROM THIS DRAWING.

NOTIFIABLE HAZARDS:

EXISTING BUILDINGS TO BE DEMOLISHED/CONVERTED INTO OFFICE SPACE LIKELY TO INCLUDE ASBESTOS. FULL ASBESTOS R&D SURVEY REQUIRED.

KEY:

- PROPOSED FOUL DRAIN – PRIVATE
- PROPOSED FOUL INSPECTION CHAMBER – PRIVATE
- PROPOSED TREATED FOUL DRAIN – PRIVATE
- PROPOSED TREATED FOUL INSPECTION CHAMBER – PRIVATE
- PROPOSED SURFACE WATER DRAIN – PRIVATE
- PROPOSED SURFACE WATER INSPECTION CHAMBER – PRIVATE
- HATCH DENOTES IDB 9m EASEMENT FROM EXISTING DYKE BRINK LINE
- PROPOSED IDB SURFACE WATER CULVERT
- 3.67 EXISTING SITE LEVEL
- 3.000 PROPOSED SITE LEVEL
- 1:150 FALL PROPOSED SURFACE FALL
- PROPOSED AREA OF REPLACEMENT ENTRANCE PERMEABLE TARMAC ROAD INCLUDING 600mm TIE IN TO EXISTING TARMAC
- EXISTING ON-SITE TARMAC ENTRANCE TO REMAIN
- PROPOSED PERMEABLE SURFACED SITE ROADWAY
- DENOTES APPROXIMATE LINE OF HIGHWAY BOUNDARY
- DENOTES LINE OF SITE BOUNDARY
- DENOTES PROPOSED FLOOD EXCEEDANCE ROUTE

0 2 4 6 8 12 16 20m
1:200

REV.	DESCRIPTION	DRN.	APP.	DATE
A	REVISION – UPDATES TO FFL'S TO SUIT FRA.	MRB	MP	28.10.25
–	FIRST ISSUE – FOR INFORMATION.	MRB	APW	24.10.25

SHIELDS WILSON
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STRUCTURAL AND CIVIL ENGINEERING

STATUS: FOR INFORMATION

CLIENT: KIRK CONNECTED CONSTRUCTION LTD.

PROJECT: PROPOSED PADEL COURTS & OFFICE BUILDING HOLBEACH ROAD, SPALDING, LINCONLNSHIRE

TITLE: PROPOSED DRAINAGE STRATEGY & FLOOD EXCEEDANCE ARRANGEMENT

DATE	OCT. '25	SCALE @A1 1:200	DRAWING NO.	REV.
DRAWN	MRB		SW25-346-005	A

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