

TENDER DRAWING:
THIS DRAWING IS FOR TENDER PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE.
IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

- Notes**
- Do not scale this drawing.
 - This drawing to be read in conjunction with all other relevant drawings and specifications.
 - The site layout, landscape layout, topographical survey, ordnance survey have been received from Keepmoat.
 - Refer to pavement and kerbing drawing for details of the proposed surfaces within the highway boundary.
 - Refer to the landscape design for the more details.
 - The proposed connection of the FW network to existing FW manhole on Fossetts Way is subject to S106 agreement by Anglian Water.
 - Proposed swales have been designed only to intercept the runoff from adjacent land, no attenuation has been assumed in hydraulic calculations.
 - Swales to be managed and maintained by a private management company.
 - Surface water to be restricted to an outfall rate of 3.9/s using a Hydrobrake or similar vortex flow control unit.
 - Additional flow control required at nodes S35 and S61.
 - For Drainage details refer to Manhole schedules drawings 33003 and 33104.
 - For details of the headwalls and flow control chambers refer to drawings 33005.

- KEY**
- PROPOSED SITE BOUNDARY
 - PROPOSED ADOPTABLE SW DRAINAGE PIPE
 - PROPOSED ADOPTABLE FW DRAINAGE PIPE
 - PROPOSED GULLY AND CONNECTION
 - PROPOSED PRIVATE RISING MAIN
 - EXISTING RISING MAIN
 - PROPOSED ADOPTABLE SW MANHOLE
 - PROPOSED ADOPTABLE FW MANHOLE
 - PROPOSED PRIVATE FW MANHOLE
 - PROPOSED SW ATTENUATION TANK
 - PROPOSED FW PUMPING STATION
 - PROPOSED SW HEADWALL
 - ADOPTABLE DRAINAGE EASEMENT



DRAINAGE DESIGN NOTE

THE PROPOSED SWALES AND SEPARATE SURFACE WATER RUN ARE REQUIRED TO MAINTAIN THE EXISTING SITES NATURAL DRAINAGE REGIME BY PRESERVING EXISTING OVERLAND FLOW PATHS AND MANAGING RUNOFF VOLUME AND DISCHARGE RATES IN LINE WITH SUSTAINABLE DRAINAGE PRINCIPLES. THIS APPROACH HELPS REDUCE RELIANCE ON PIPED SYSTEMS AND SUPPORTS A CONTROLLED, SURFACE-BASED DRAINAGE STRATEGY.

SWALE SIZES AND ROUTES SHOWN ARE INDICATIVE ONLY AND WILL BE SUBJECT TO FURTHER REFINEMENT AS PART OF ONGOING DESIGN DEVELOPMENT AND COORDINATION.

Rev	Amendments	Rev'd	Date
P02	Pipe details added	AD	19.03.2026
P01	First Issue	AD	20.02.2026



Project
FOSSETTS FARM DEVELOPMENT

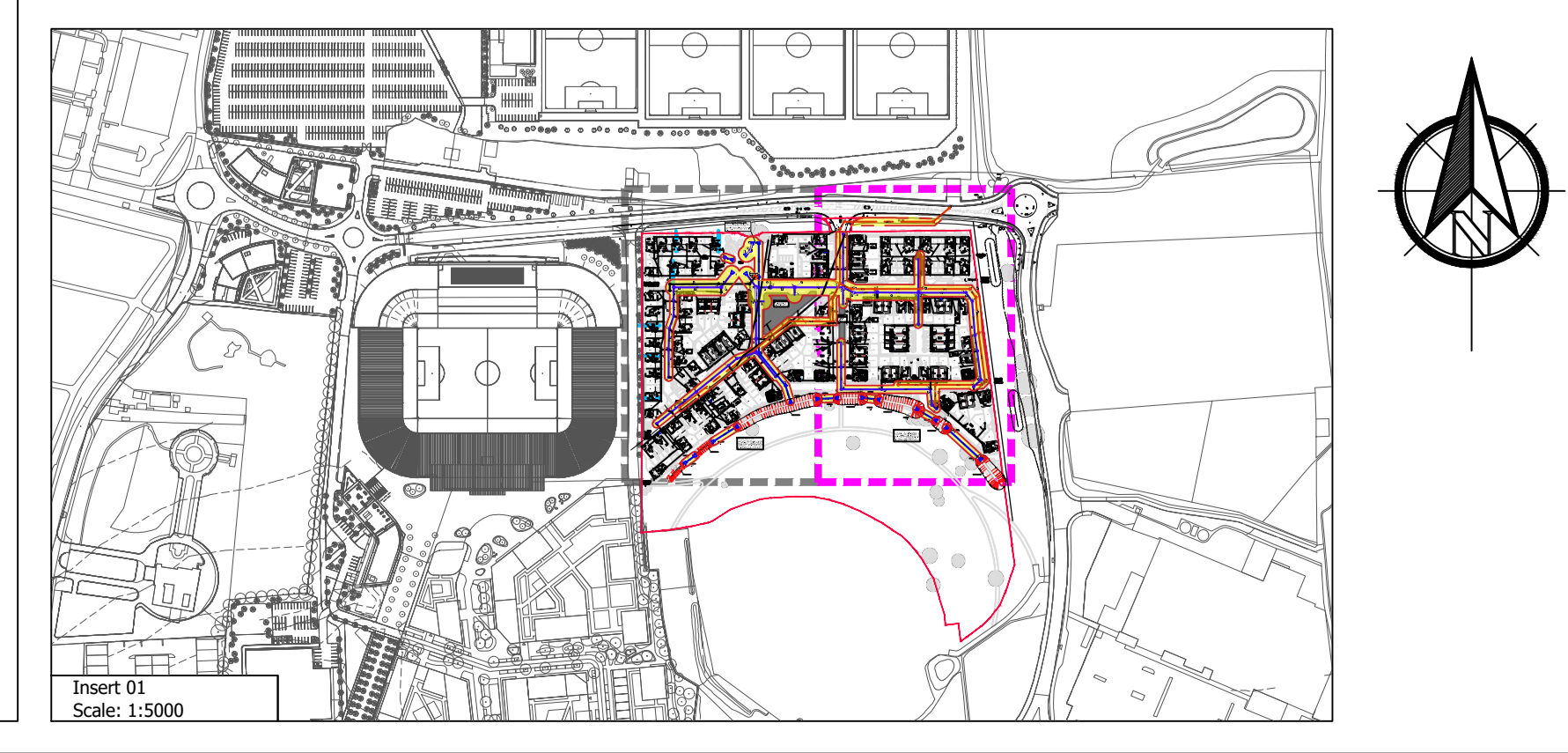
The PROPOSED SECTION 104 DRAINAGE LAYOUT SHEET 2 of 2

Project	Originator	Functional	Special	Revision	Form	Discipline	Number
Q16230-WDK-XX-XX-DR-C-33104							

Internal Project Reference: Q16230
 Subtitle / Subarea: FOR PLANNING

Scale	Created	Revision
1:200 @ A0	16.02.26	P02

Project Lead	Drawn	AD	Checked	RP
RP				



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