

Appendix 6

Sewerage Impact Assessment

Proposed Residential Re-development

at

No. 66 Deep Water Bay Road

Hong Kong

R.B.L. 573

Sewerage

Impact Assessment Report

Kwong Wah Consultants Ltd.

Issue & Revision Record Sheet

Client Name	:	BLUE WATER GROUP MANAGEMENT LIMITED			
Project Title	:	Proposed Residential Re-development at No. 66 Deep Water Bay Road, R.B.L. 573			
Report Title	:	Sewerage Impact Assessment Report			
Report Revision Number	:	Rev.1			
Date	:	25 June 2025			

Rev	Date	Originator	Checker	Approver	Description
0	16 April 25	N. Chow	W. Mak	W. Mak	1 st Issue
1	25 June 25	N. Chow	W. Mak	W. Mak	1 st Issue

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1) Introduction

- 1.1 The subject site at no. 66 Deep Water Bay Road was proposed to re-develop into 2 nos. 3-storey residential houses with 1-storey basement for common plantrooms and car parking facility. The total site area was 2,043.869m². (refer Appendix I - Site Location Plan)

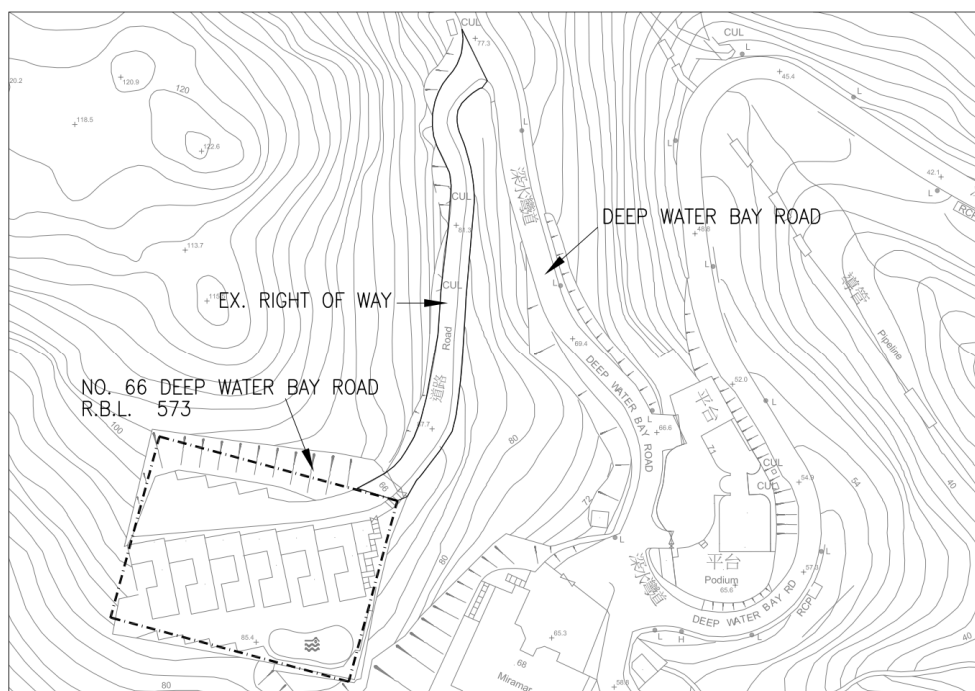


Fig. 1 – Site Location Plan

2) Objective

- 2.1 This assessment is to evaluate the potential impact on the existing sewerage facility that may arise from the proposed re-development, and investigate the adequacy of the capacity of the existing sewer connecting the site.

3) Methodology

- 3.1 The sewage flow generated from the proposed development was estimated in accordance with the Environmental Protection Department's Report No. EPD/TP 1/05 – "Guideline for Estimating Sewage Flows for Sewage Infrastructure Planning" (GESF).

3) Methodology (Cont'd)

- 3.2 Sewage flows generated from the proposed development was assessed to identify any sewers with inadequate capacity. The parameter and design assumption used in the assessment would be presented in the corresponding section.
- 3.3 The flow capacity of the sewage pipe would be assessed by Colebrook-White Equation and Ks of 3mm was adopted.

4) Existing Sewerage system

- 4.1 There are 6 nos. of 4-storey detached single family houses, 1 watchman quarter and 1 swimming pool in the existing development.
- 4.2 The subject site was provided with permanent sewerage facilities to government sewer. According to drainage record plan from Building Department (**Appendix II – BD's Drainage Record Plan**) and the site survey result, there was an existing 150mm diameter underground sewage pipe and manholes running from the No. 66 Deep Water Bay Road (ie. The Site) to the Government sewer connection point FTH7000464 and FMH 7017092 along with the access road to the site (ie. Right of Way) (**Appendix III – DSD's Record Plan**). That existing DN150 sewer was serving No. 66 Deep Water Road exclusively.
- 4.3 The permanent sewerage facilities on the access road to government sewer was built in year 1998 under A&A works (BD's ref. no. 4/3018/87).

5) Sewerage Impact Assessment

5.1 Flow Discharge in Ex. Dia.150 Sewer from the Site along Access Road

According to the GBP Record Plan (**Appendix IV – GBP Record Plan**), accommodations and estimated occupancy in each house was summarized below:

Floor	Accommodation	Estimated Occupancy (persons)
Level 3	Bedroom (Left)	2
	Bedroom (Right)	2
Level 2	Master Bedroom	2
Level 1	Servant	2
Total of Each House:		8
Total of 6 Houses:		8 x 6 = 48

Occupancy of Watchman Quarter 1

Total Population of the Development 49 person

The design parameters for the Sewage Flow

Usage	Unit	Flow Parameter (m ³ / day)
Residential (R3)	Person	0.37

Peaking factor to be applied in the pipe capacity assessment would be 8 (for population 1,000 – 5,000) with inclusion of stormwater allowance.

The average flow calculation for the residential:

Total Population = 49 person

Average Flow: = $\frac{49 \times 0.37 \times 1000}{24 \times 3600}$
= 0.210 L/s

5) Sewerage Impact Assessment (Cont'd)

5.1 Flow Discharge in Ex. Dia.150 Sewer from the Site along Access Road (Cont'd)

The average flow calculation for the Pool Filtration System backwash:

Pool Area	=	106.72 m ²
Pool Water Depth	=	1.75 m (average)
Pool Capacity	=	186.76 m ³
Turn-over Rate	=	6 hours
Flowrate	=	8.65 L/s

According to Section 5.1, CoP of The Management and Treatment of Swimming Pool Water (August 2019) - Pool Water Treatment Advisory Group (PWTAG), flow velocity of filter medium shall be at 10-25 m/h.

Selection of Sand Filter:

Required Filter Area	=	8.65 x 1000 / (25 / 3600)
	=	1.2456 m ²
No. of Sand Filter	=	2 no.
Req. Area of each Filter	=	0.6228 m ²
Diameter of each Filter	=	900 mm
Area of each Filter	=	(0.9/2) ² x 3.14
	=	0.6359 m ² (> 0.6228m ² , OK)

Calculation of Backwash:

Assumed the backwash operation of each Sand Filter to be carried out sequentially.

According to Section 5.4 of the CoP, backwash velocity on filter medium shall be 30m/h.

Backwash Flowrate	=	(0.6359 x 30 / 3600) x 1000
	=	5.30 L/s

Total Flow from the Existing Development:

	Average Flow (L/s)	Peaking Factor	Peak Flowrate (L/s)
Residential	0.21	8*	1.68
Pool System Backwash			5.30
Total:			6.98

** For population < 1,000 persons, including stormwater allowance*

5) Sewerage Impact Assessment (Cont'd)

5.2 Future Flow Discharge in Ex. Dia.150 Sewer for the Proposed Re-development

According to the proposed Re-development Plan (**Appendix V – Proposed Re-development Plan**), accommodations and estimated occupancy in the houses was summarized below:

Floor	Accommodation	Estimated Occupancy (persons)
House 1		
2/F	Master Bedroom	2
1/F	Bedroom 1	2
	Bedroom 2	2
	Staff/ Back of House	8
House 2		
1/F	Master Bedroom	2
Common Area		
G/F	Caretake Quarter	2
Total of 6 Houses:		18

Total Population of the Re-Development **18 person**

The average flow calculation for the residential (Re-development):

Total Population = 18 person

Average Flow: = $\frac{18 \times 0.37 \times 1000}{24 \times 3600}$
= 0.077 L/s

The average flow calculation for the Pool Filtration System backwash:

Pool Area = 88.8 m²
Pool Water Depth = 1.5 m (average)
Pool Capacity = 133.2 m³
Turn-over Rate = 6 hours
Flowrate = 6.17 L/s

5) Sewerage Impact Assessment (Cont'd)

5.2 Future Flow Discharge in Ex. Dia.150 Sewer for the Proposed Re-development (Cont'd)

According to Section 5.1, CoP of The Management and Treatment of Swimming Pool Water (August 2019) - Pool Water Treatment Advisory Group (PWTAG), flow velocity of filter medium shall be at 10-25 m/h.

Selection of Sand Filter:

$$\begin{aligned}\text{Required Filter Area} &= 6.17 \times 1000 / (25 / 3600) \\ &= 0.8885 \text{ m}^2\end{aligned}$$

$$\text{No. of Sand Filter} = 2 \text{ no.}$$

$$\text{Req. Area of each Filter} = 0.4442 \text{ m}^2$$

$$\text{Diameter of each Filter} = 900 \text{ mm}$$

$$\begin{aligned}\text{rea of each Filter} &= (0.9/2)^2 \times 3.14 \\ &= 0.6359 \text{ m}^2 (> 0.4442 \text{ m}^2, \text{ OK})\end{aligned}$$

Calculation of Backwash:

Assumed the backwash operation of each Sand Filter to be carried out sequentially.

According to Section 5.4 of the CoP, backwash velocity on filter medium shall be 30m/h.

$$\begin{aligned}\text{Backwash Flowrate} &= (0.6359 \times 30 / 3600) \times 1000 \\ &= 5.30 \text{ L/s}\end{aligned}$$

Total Flow from the Proposed Re-Development:

	Average Flow (L/s)	Peaking Factor	Peak Flowrate (L/s)
Residential	0.077	8*	0.616
Pool System Backwash			5.30
Total:			5.916

* For population < 1,000 persons, including stormwater allowance

5) Sewerage Impact Assessment (Cont'd)

5.3 Comparison of Sewerage Discharge Flowrate

The sewerage discharge flowrate from the site before and after the re-development are summarized below:

	Existing	Proposed Re-development
Residential	1.68 L/s	0.616 L/s
Pool System Backwash	5.30 L/s	5.30 L/s
Total	6.98 L/s	5.916 L/s
% difference	-	- 15.2 %

Although the development scale of the proposed re-development is similar the existing, the population will be substantially reduced because only two buildings are to be developed. The size of the swimming pool will also be reduced by 8.3%.

Based on the estimation, the overall sewerage discharge from the site after the proposed re-development will be reduced by 15.2%. The existing sewerage facilities will not be adversely affected.

6) Hydraulic Calculation for the Existing Dia. 150mm Sewer

Assessment of the discharge capacity of the existing dia.150mm sewer along the access road against the Existing Condition and Future Condition after Re-development was attached in **Appendix VI**.

The hydraulic calculation suggested that the existing dia. 150mm Sewer has sufficient capacity to handle the sewerage discharge from the site before and after the re-development.

7) Conclusion

- 7.1 The proposed re-development will have reduced population and the size of swimming pool. The overall sewerage discharge from the site after the re-development will be reduced by 15.2%.
- 7.2 The existing permanent sewerage facilities, comprising dia.150mm underground vitrified clay pipe and manholes, to the government sewer at Deep Water Bay Road has sufficient handling capacity for the sewerage discharge from the site before and after the re-development.
- 7.3 Based on the above, it was concluded that the proposed re-development will have no adverse effect to the sewerage facility at the vicinity.

End of Report

Appendix I - Site Location Plan

Appendix II - BD's Drainage Record Plan

EX. GOV. MANHOLE
FMH7017092

EX. GOV.
CONNECTION POINT
FTH7000464

ACCESS ROAD
(RIGHT OF WAT)

LOT BOUNDARY
(66 Deep Water Bay Road)

EX. SEWERAGE
FACILITIES
(DIA. 150 V.C. PIPE)

B D D REF NO.	4/3018/B7
SUBMISSION	DATE
1	29-4-97
2	4-9-97
3	27-3-98

Plan Approved
CHEUNG Kwok-man
Chief Building Surveyor
for BUILDING AUTHORITY
23 APR 1998

L Y WONG ARCHITECT
M. ARCH RIBA HKIA AP RA

REV.	DATE	DESCRIPTION
1	20/3/98	AMENDED FOR SITE CONSTRAINTS
2	2/5/97	REVISED AS PER B.D.'S COMMENT ATTN: 23-4-1998

REVISION
ALL MEASUREMENT MUST BE CHECKED AT THE SITE.
DO NOT SCALE DRAWINGS FIGURED DIMENSIONS TO
BE OBSERVED READ THIS DRAWING IN CONNECTION
WITH GENERAL ARCHITECTURAL PLANS AND OTHER
RELATED DOCUMENTS -- THE ARCHITECT TO BE
NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND
THEREIN. ALL COPY RIGHT TO BE RESERVED BY THE
ARCHITECT

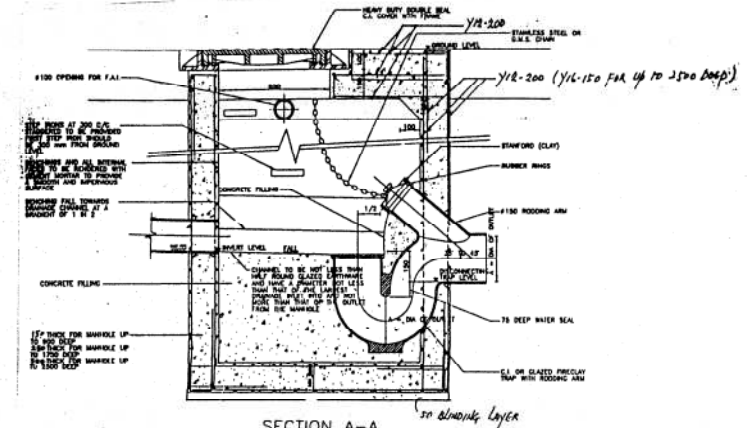
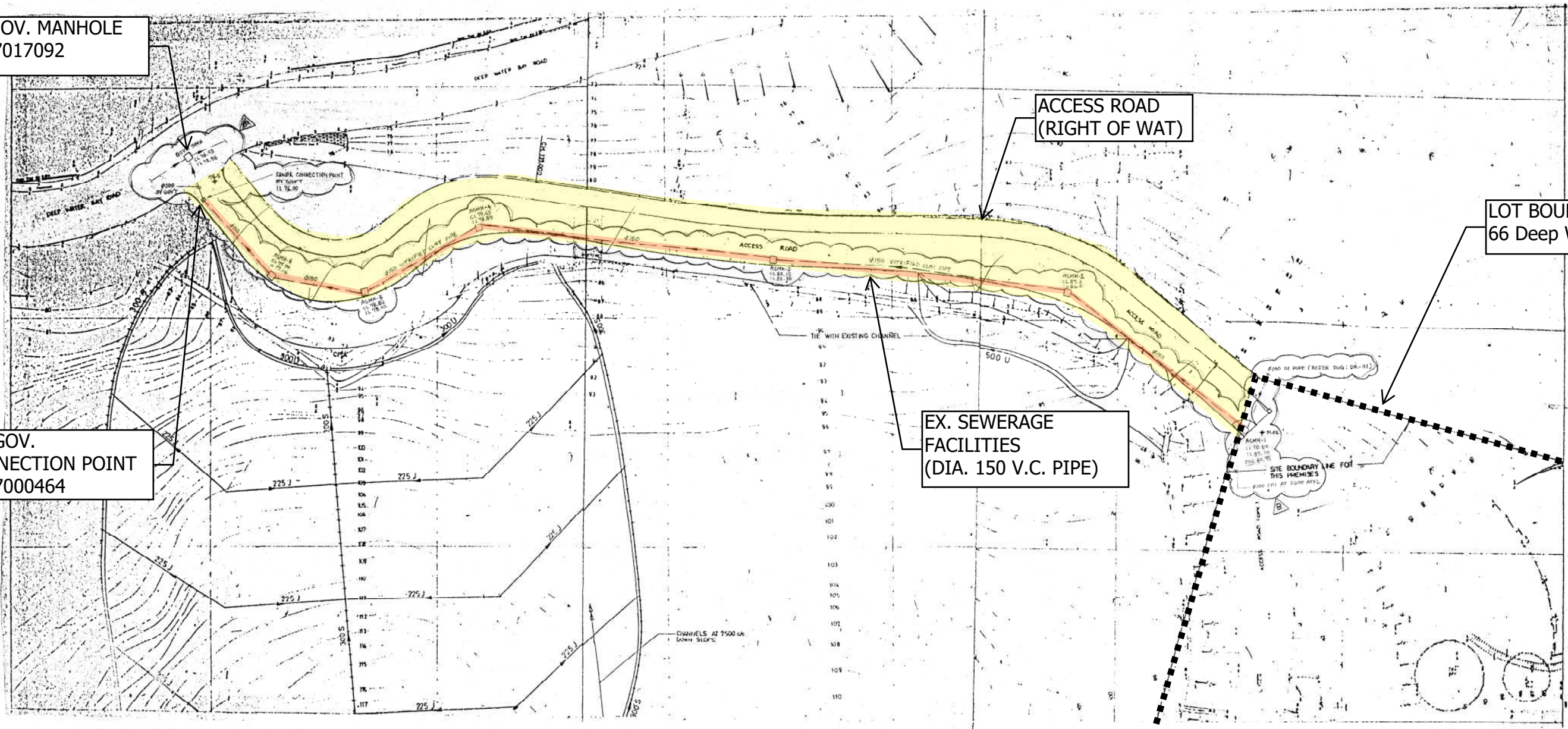
ARCHITECT
L Y WONG ASSOCIATES LTD
ARCHITECTS INTERIOR DESIGNERS
PROJECT MANAGEMENT CONSULTANTS
ROOM 1722, 17/F, LEIGHTON CENTRE,
77 LEIGHTON ROAD, CAUSEWAY BAY, H.K.
Tel: 2890 1555 Fax: 2577 5942

E & M CONSULTANT
TALENT MECHANICAL & ELECTRICAL ENGINEERS
UNIT 1901-2, 19/F, EASTERN COMMERCIAL CENTRE,
393 - 407 HENNESSY ROAD, WANCHAI, HONG KONG.
Tel: 2838 9133 Fax: (852) 2836 0750

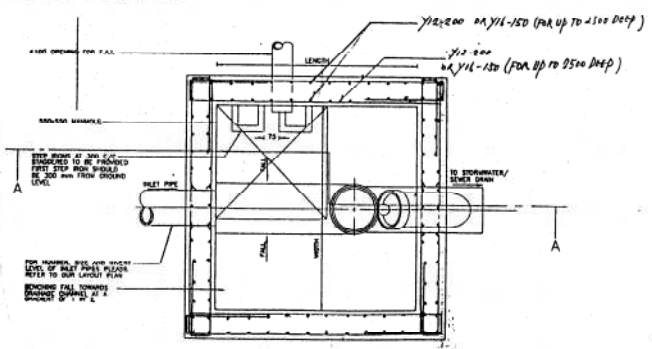
PROJECT
PROPOSED ALTERATION WORKS ON
SOIL & WASTE DRAINAGE FOR
RESIDENTIAL HOUSES AT 66
DEEP WATER BAY ROAD
R.B.L. 573

TITLE
S & W LAYOUT FOR ACCESS
ROAD AND MANHOLE DETAILS

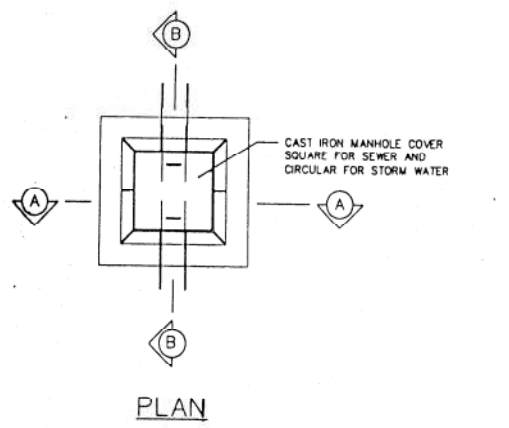
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DATE	APRIL 1997	DRAWING NO.	REV.
DESIGNED BY	K.C.HO	DR-02	B
CHECKED BY	K.D.CHU		



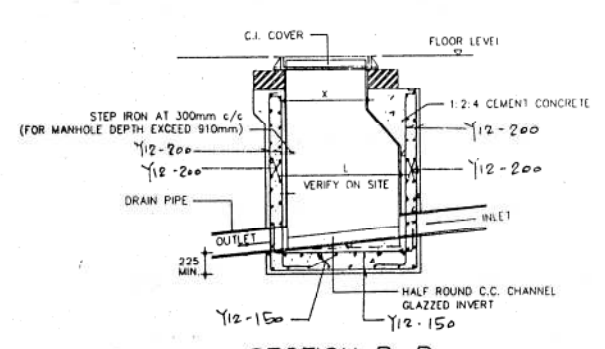
SECTION A-A



TERMINAL MANHOLE PLAN
(PIPE SIZE UP TO 300mm)

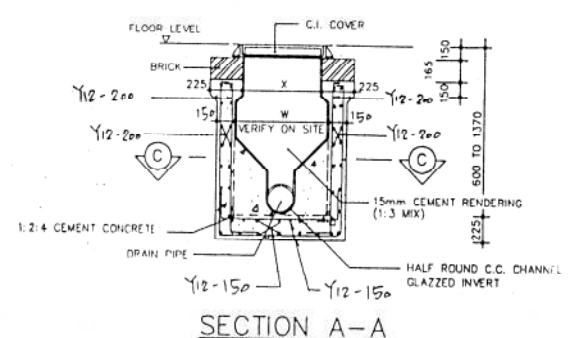


PLAN

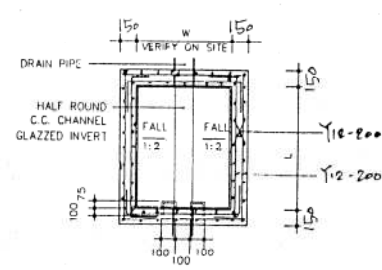


SECTION B-B

STANDARD MANHOLE



SECTION A-A



SECTIONAL PLAN C-C

(DEPTH UP TO 1370mm)

- LEGEND:
- ⊙ SURMERSIBLE PUMP
 - ⊗ GATE VALVE
 - ⊕ CHECK VALVE
 - D.I. — DUCTILE IRON PIPE AND FITTING TO BS4792 CLASS K9 GOLD BITUMEN COATED EXTERNALLY AND INTERNALLY TO BS 9416 TYPE C8 WITH TYTON OR FLANGE JOINT.
 - V.P. --- VENT PIPE - GALVANISED PIPE AND FITTING TO BS1387, CLASS B
 - V.C. --- VERIFIED CLAY PIPE TO GOVERNMENT STANDARD (UNDERGROUND PIPE BEYOND LAST MANHOLE)
 - ASMHI PROPOSED ADDITIONAL SOIL & WASTE MANHOLE

- NOTE:
- CLEANING EYES SHALL BE PROVIDED TO ALL JUNCTIONS & BENDS OF PIPES EXCEPT VENT PIPE
 - CONCRETE TO BE GRADE D25/20 MIX EXCEPT OTHERWISE STATED.
 - MINIMUM COVER TO ALL STEEL: a) WALL - 60 (CONTACT WITH EARTH) = 40 (EXPOSED TO WEATHERING) b) TOP SLAB = 40 c) BASE SLAB = 60
 - LAP LENGTH OF STEEL - TENSION LAP SHALL BE 46D (D - DIAMETER OF BAR)
 - CHARACTERISTIC STRENGTH OF MATERIALS (STEEL COMPLYING TO CS2:1995)
a) MILD STEEL REINFORCEMENT (NOTATION - R) - 250 MPa
b) HIGH YIELD STEEL REINFORCEMENT (NOTATION - Y) - DIA. 6mm ~ 16mm - 460 MPa

STANDARD MANHOLE

NOTE: X=475mm FOR DEPTH OF MANHOLE UNDER 900mm (SEWER AND STORM WATER)
X=525mm FOR DEPTH OF MANHOLE 900mm OR OVER 900 (SEWER ONLY)
X=575mm FOR DEPTH OF MANHOLE 900mm OR OVER 900 (STORM WATER ONLY)
L=1500mm & W=1350mm FOR NOS. OF DRAIN PIPE RUN TO M.H. 15 & 3
L=1050mm & W=800mm FOR NOS. OF DRAIN PIPE RUN TO M.H. 10 & 3

Appendix III – DSD’s Record Plan

DATE: 12/2/2025

PART OF DRAINAGE RECORD PLAN SCALE 1:500
11-SH-25D-3

Drainage Services Department
Hong Kong & Islands

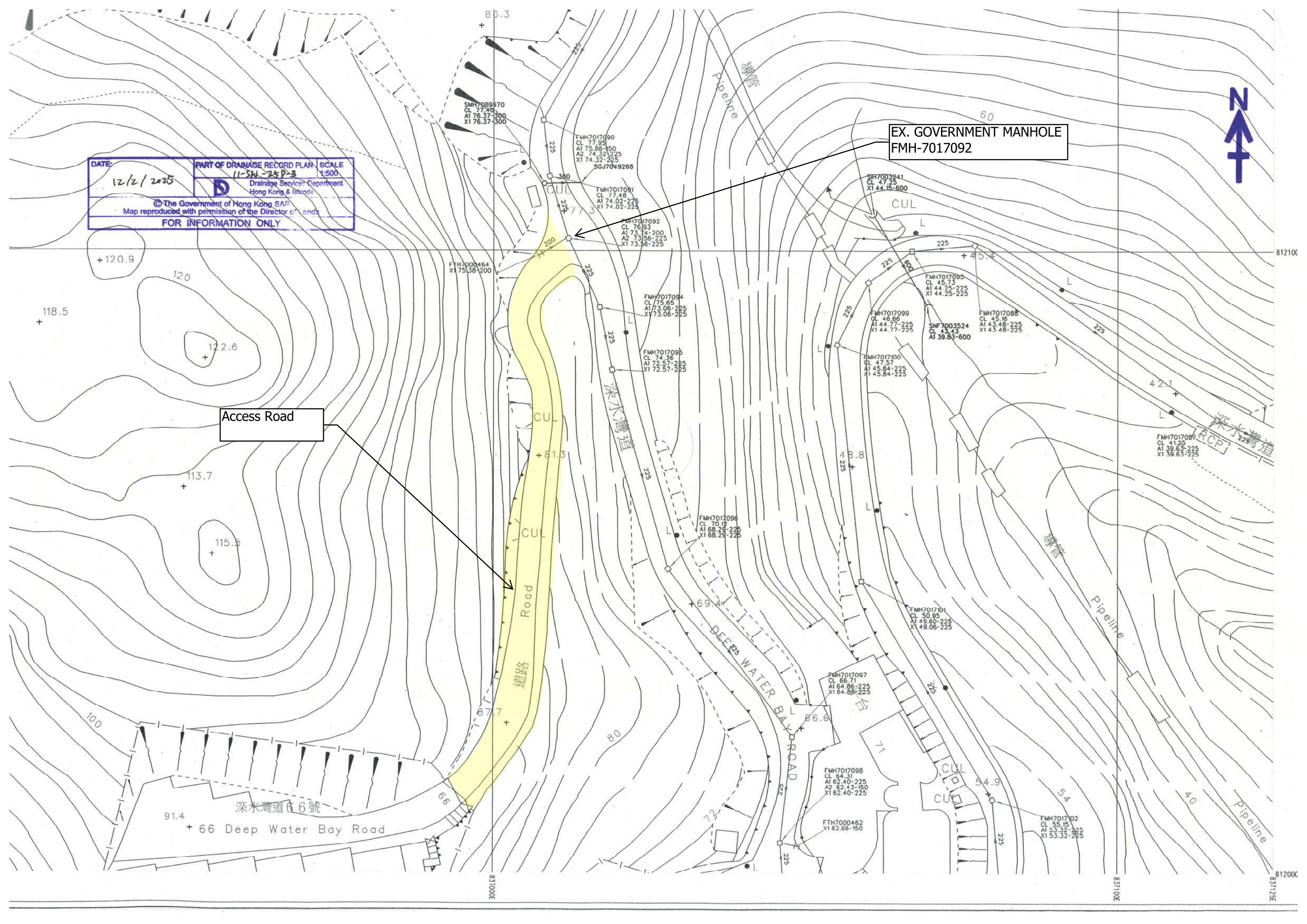
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FOR INFORMATION ONLY

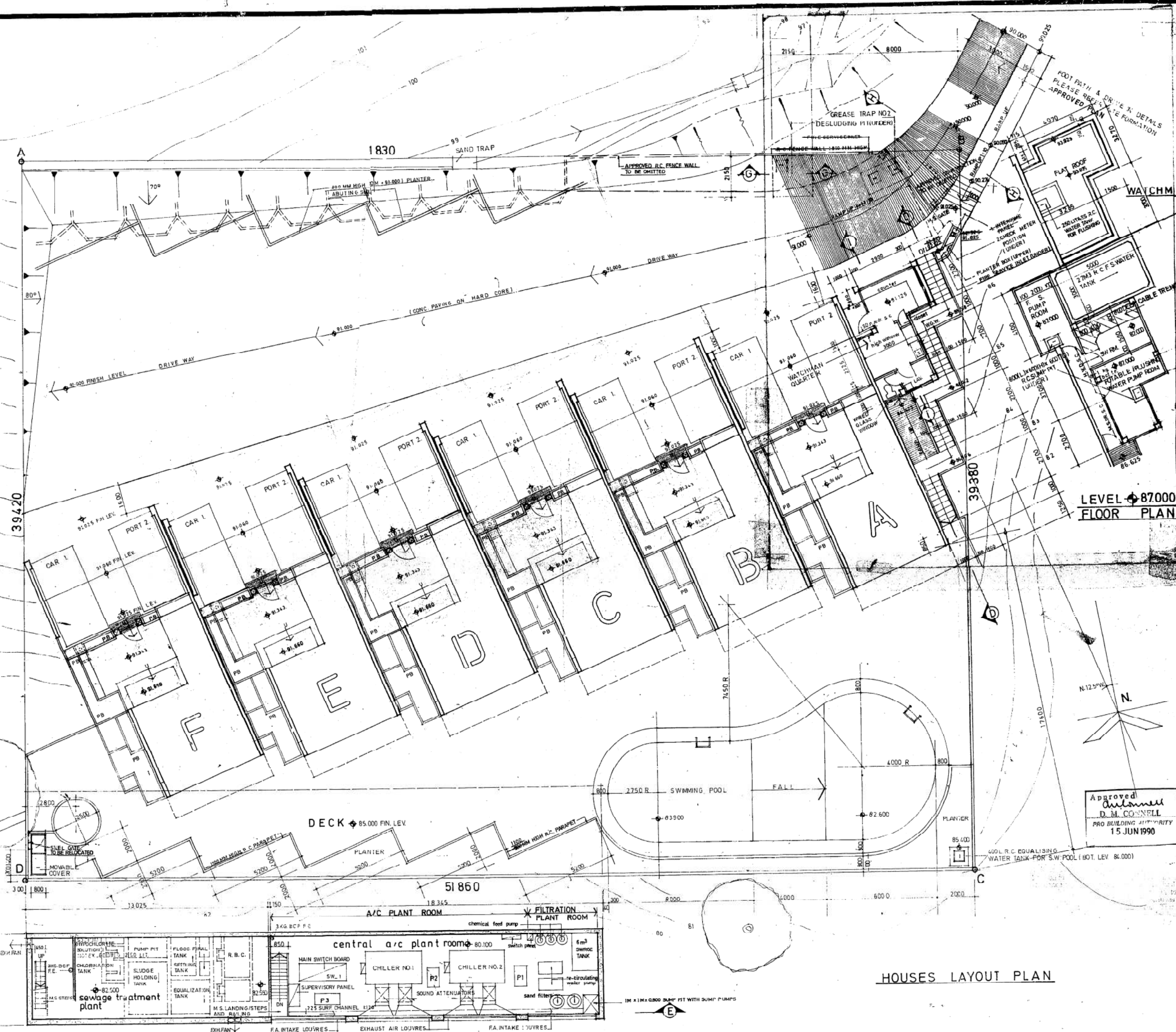


EX. GOVERNMENT MANHOLE
FMH-7017092

Access Road



Appendix IV – BD’s GBP Record Plan



WATCHMAN QUARTER ROOF PLAN

LEVEL +87.000 FLOOR PLAN

AMENDMENT

G. DELETE ENTRANCE GATE, CHANGE PLANTER PATTERN 30 APRIL 1990
 REVISED R.C. WATER TANK FOR WATCHMAN QUARTER
 F. 30 DEC. 89
 E. 14 JUNE 89
 D. 15 APRIL 89.

B. HUNG & ASSOCIATES
 ARCHITECTS
 ENGINEERS

連洪 慕桐
 邱城
 RM. 200 LUCKY BUILDING
 39-41 WELLINGTON STREET HONGKONG
 PHONE 5-289227
 FACSIMILE 5-8450161
 17 MAY 1990

Approved
 D.M. CONNELL
 PRO BUILDING AUTHORITY
 15 JUN 1990

PROJECT
 HOUSES AT RBL
 NO. 573
 DEEP WATER BAY
 ROAD HONG KONG.

DWG. TITLE
 HOUSES LAYOUT PLAN

JOB NO. 131	DWG. NO. 1
DATE 10.3.89	
SCALE 1:100	
DRAWN YKC	

UNDER DECK SEWAGE TREATMENT PLANT / CENTRAL A/C PLANT ROOM LAYOUT PLAN

HOUSES LAYOUT PLAN



DRAWN YKC _____	_____
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DRAWN YKC _____	_____
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Appendix V – Proposed Re-development Plan

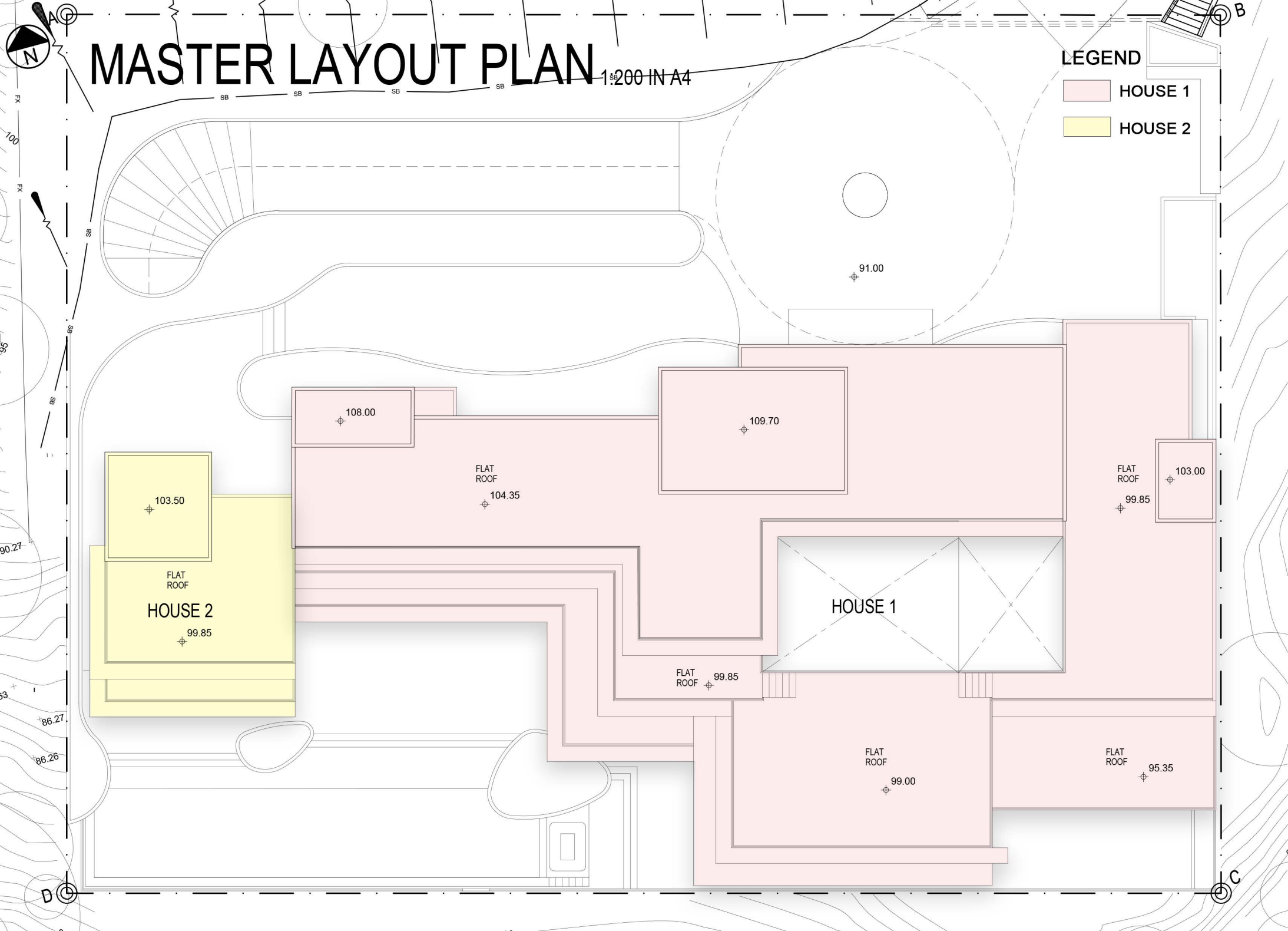


MASTER LAYOUT PLAN

1:200 IN A4

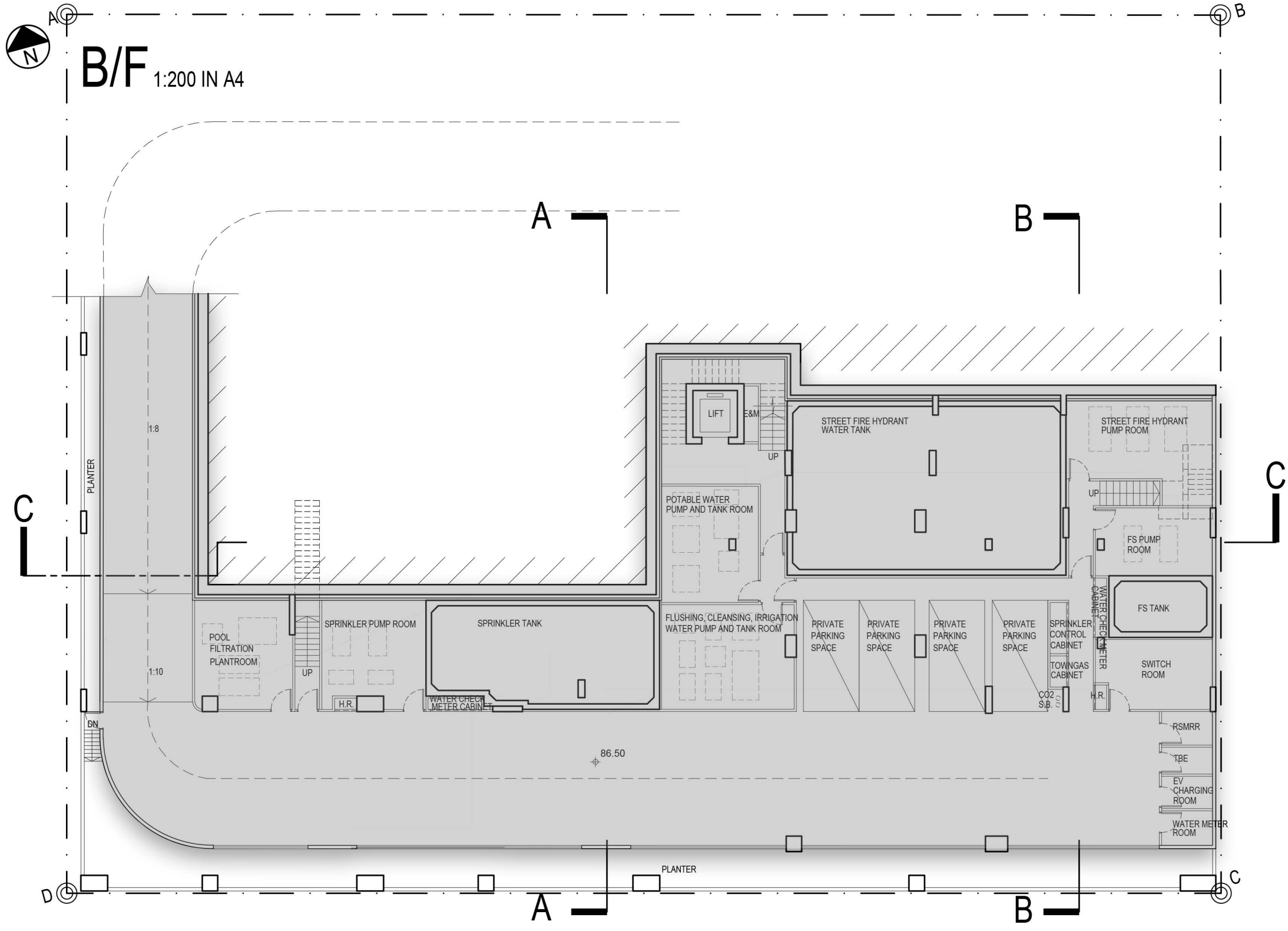
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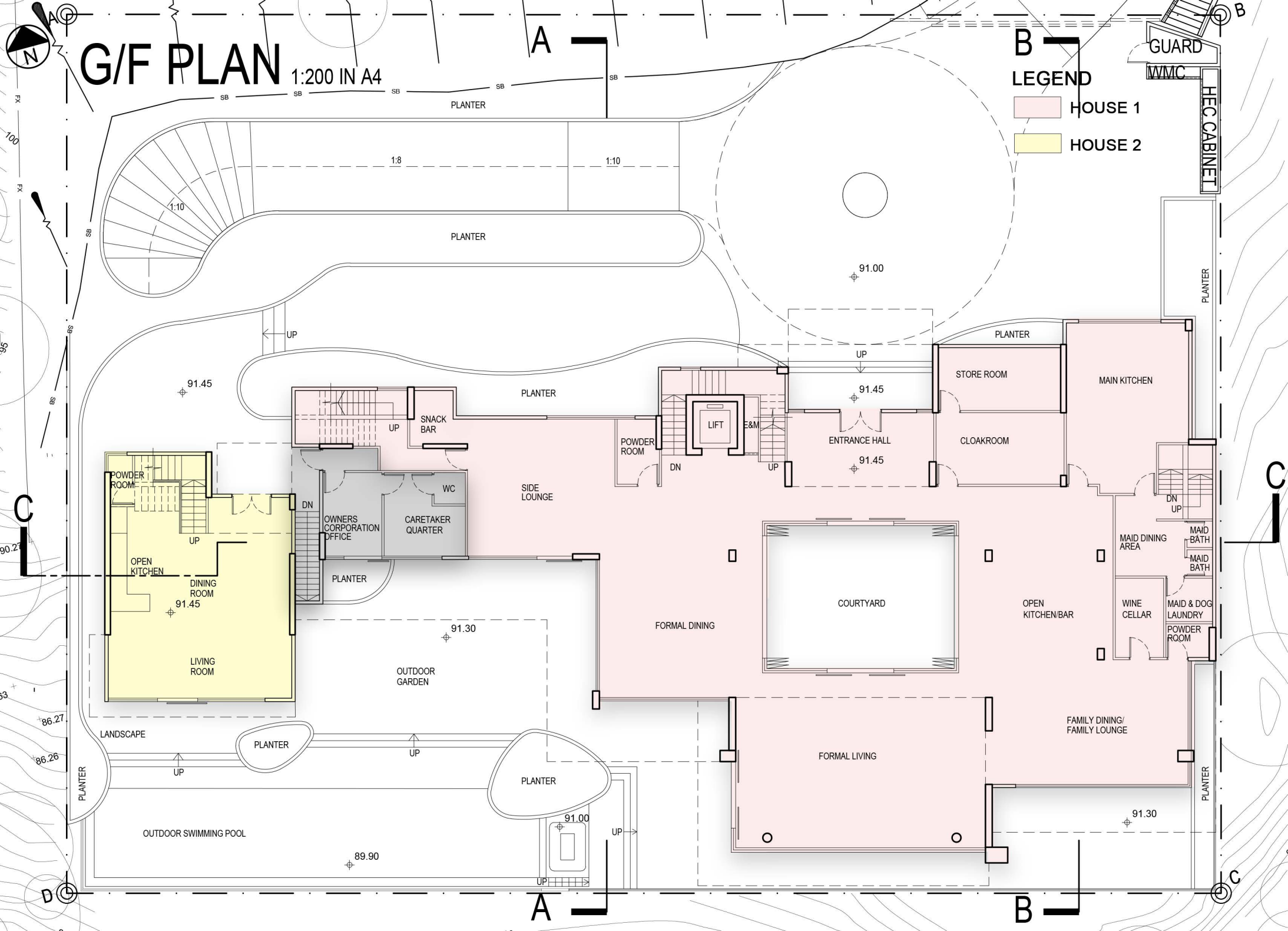
- HOUSE 1
- HOUSE 2





B/F 1:200 IN A4





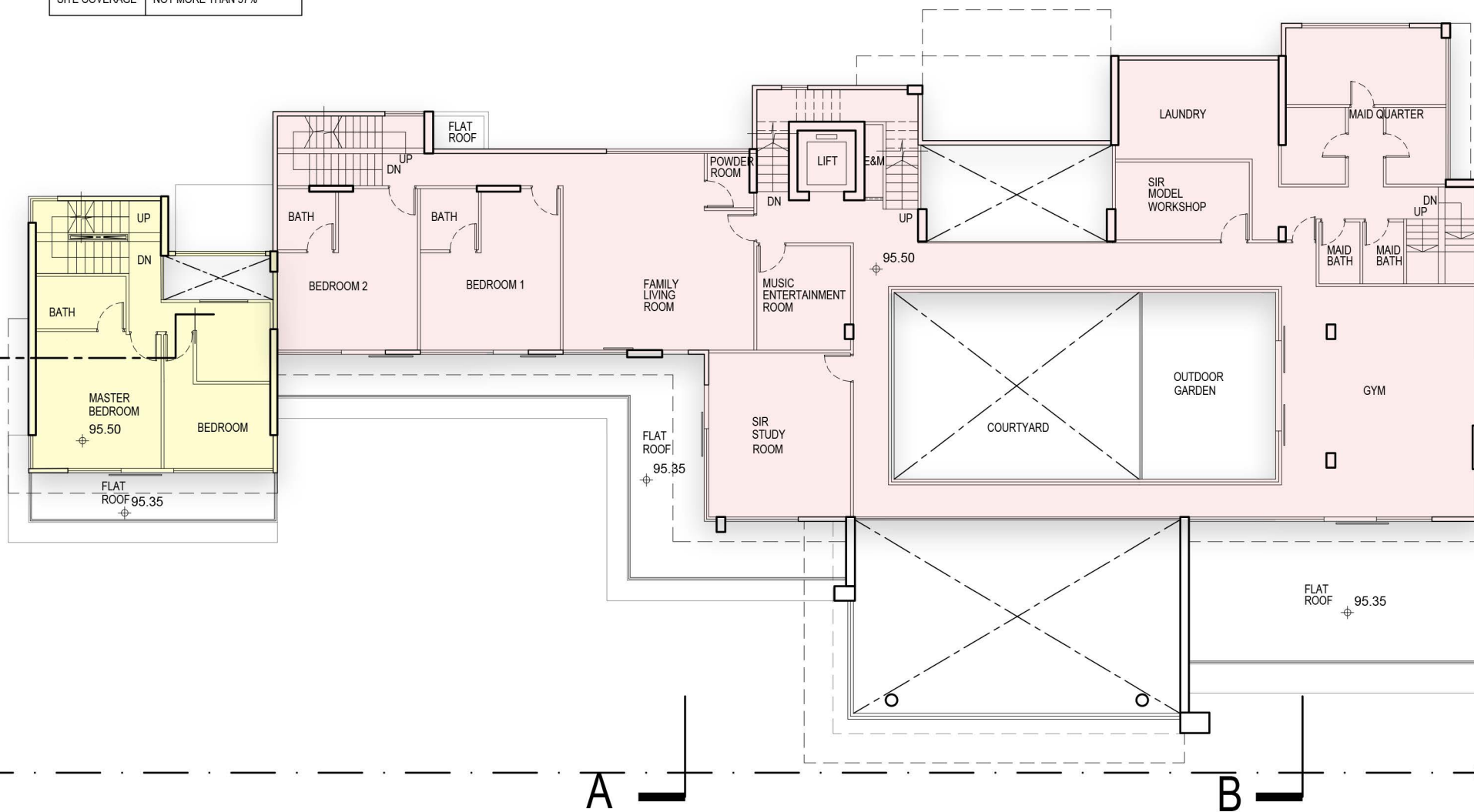


1/F PLAN 1:200 IN A4

DEVELOPMENT SCHEDULE	
SITE AREA	2,043.869 s.m.
PLOT RATIO	0.75
GFA	NOT MORE THAN 1,532.902 s.m.
NO. OF STOREY	3
BUILDING HEIGHT	104.5 mPD
SITE COVERAGE	NOT MORE THAN 37%

LEGEND

- HOUSE 1
- HOUSE 2





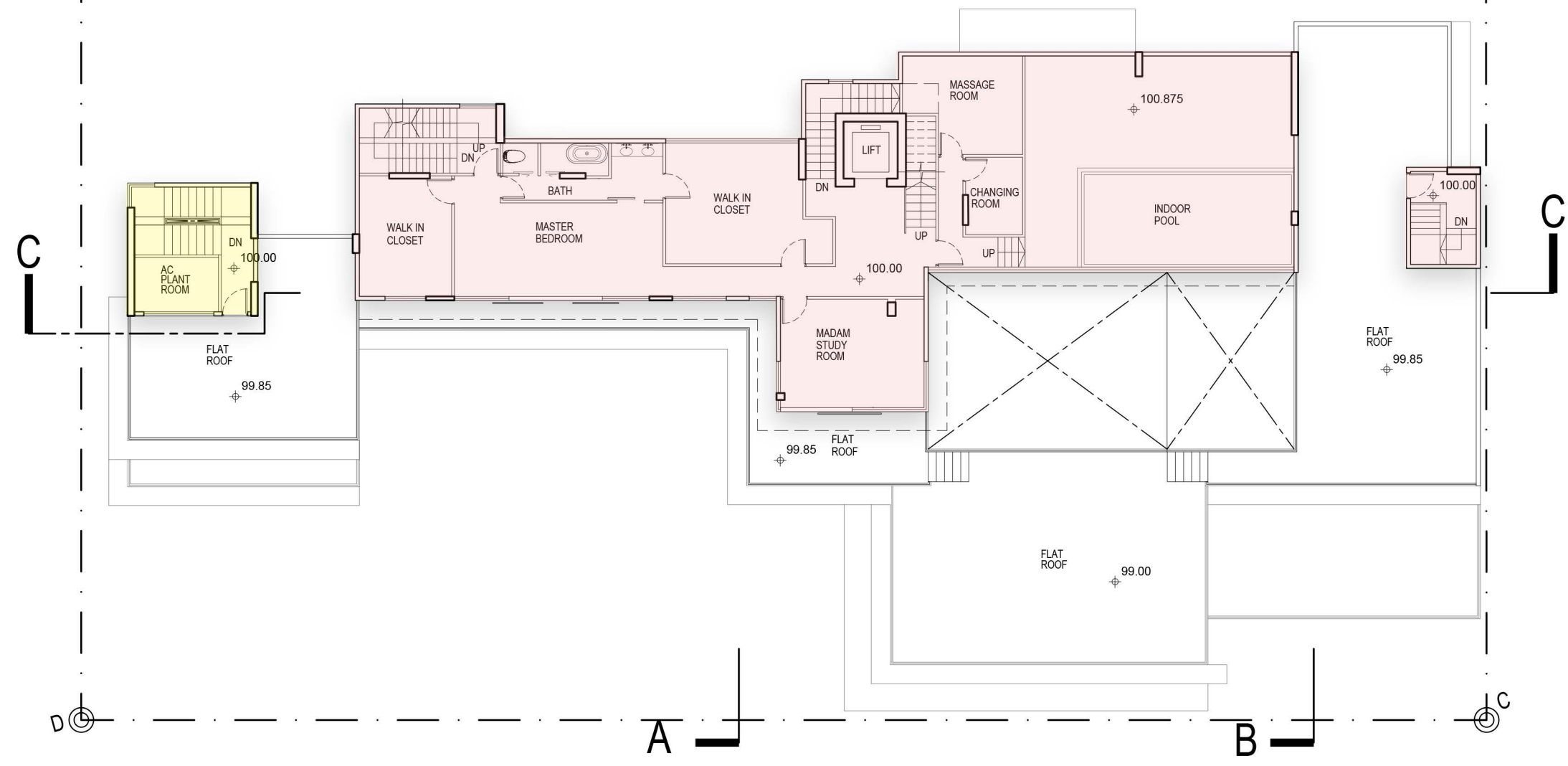
2/F PLAN

1:200 IN A4

LEGEND

HOUSE 1

HOUSE 2





R/F PLAN 1:200 IN A4

LEGEND

- HOUSE 1
- HOUSE 2

A

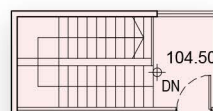
B

C

C

A

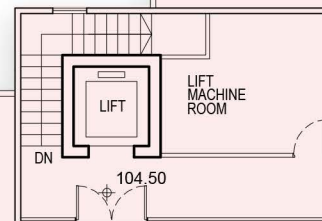
B



104.50
DN

FLAT
ROOF

104.35



LIFT

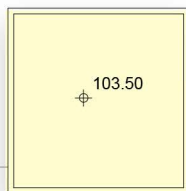
LIFT
MACHINE
ROOM

DN

104.50



103.00



103.50

Appendix VI – Assessment of Existing Sewer Capacity (Hydraulic Calculation)

Proposed Residential Re Development at 66 Deep Water Bay Road, R.B.L. 573

Assessment of Sewer Capacity against Existing Condition

CW Equation Parameters: k = 3 mm
 g = 9.81 m/s²
 v = 1.00E-06 m²/s
 0.014

Sewer		Trunk/ Branch	Dia. of Pipe (mm)	Pipe Length (m)	US GL (mpD)	DS GL (mpD)	US IL (mpD)	DS IL (mpD)	US Cover Depth (mpD)	DS Cover Depth (mpD)	Gradient	Full bore Velocity (m/s)	Full bore Capacity (m ³ /s)	Base Flow* (m ³ /s)	Total Design Flow (m ³ /s)	Full-bore Capacity > Estimated Cumulative Flow	% of Full-bore Capacity	Remarks
From	To																	
ASMH-1	ASMH-2	Trunk	150	19.1	90.8	87.3	89.75	86.5	0.9	0.65	0.1702	3.21	0.057		0.006980	Yes	12.3%	Existing V.C. Pipe
ASMH-2	ASMH-3	Trunk	150	26.2	87.3	83.15	86.5	82.35	0.65	0.65	0.1584	3.09	0.055		0.006980	Yes	12.8%	Existing V.C. Pipe
ASHM-3	ASMH-4	Trunk	150	26.1	83.15	79.65	82.35	78.85	0.65	0.65	0.1341	2.85	0.050		0.006980	Yes	13.9%	Existing V.C. Pipe
ASHM-4	ASMH-5	Trunk	150	11.5	79.65	78.82	78.85	78.020	0.65	0.65	0.0722	2.09	0.037		0.006980	Yes	18.9%	Existing V.C. Pipe
ASHM-5	ASMH-6	Trunk	150	8.3	78.82	77.94	78.02	77.14	0.65	0.65	0.1060	2.53	0.045		0.006980	Yes	15.6%	Existing V.C. Pipe
ASHM-6	FTH7000464	Trunk	150	9.1	77.94	77.11	77.14	75.38	0.65	1.58	0.1934	3.42	0.060		0.006980	Yes	11.6%	Existing V.C. Pipe
FTH7000464	FMH7017092	Trunk	200	5.142	77.11	76.93	75.38	73.74	1.53	2.99	0.3189	5.35	0.168		0.006980	Yes	4.2%	Existing V.C. Pipe

Note: *Total Flow for ASMH-1 refers to the Calculation of Peak Flow from the Site (6.98 L/s)

$$V = -2\sqrt{2g \cdot D \cdot S_f} \cdot \log \left(\frac{k_s}{3.70 \cdot D} + \frac{2.51 \cdot \nu}{D \sqrt{2g \cdot D \cdot S_f}} \right)$$

with $S_f = \frac{h_f}{L}$

V = mean velocity [m/s]
 D = Hydraulic Diameter [m]
 k_s = surface roughness [m]
 ν = Kinematic viscosity [kg/ms]
 water, 20°C= 1,00 · 10⁻⁶
 S_f = slope of hydraulic gradient [-]
 h_f = frictional head loss [m]
 L = Length between the Head Loss [m]
 g = earths gravity [m/s²]

Proposed Residential Re Development at 66 Deep Water Bay Road, R.B.L. 573
Assessment of Sewer Capacity against Future Condition after Re-development

CW Equation Parameters: k = 3 mm
 g = 9.81 m/s²
 v = 1.00E-06 m²/s
 0.014

Sewer		Trunk/ Branch	Dia. of Pipe (mm)	Pipe Length (m)	US GL (mpD)	DS GL (mpD)	US IL (mpD)	DS IL (mpD)	US Cover Depth (mpD)	DS Cover Depth (mpD)	Gradient	Full bore Velocity (m/s)	Full bore Capacity (m ³ /s)	Base Flow* (m ³ /s)	Total Design Flow (m ³ /s)	Full-bore Capacity > Estimated Cumulative Flow	% of Full-bore Capacity	Remarks
From	To																	
ASMH-1	ASMH-2	Trunk	150	19.1	90.8	87.3	89.75	86.5	0.9	0.65	0.1702	3.21	0.057		0.005916	Yes	10.4%	Existing V.C. Pipe
ASMH-2	ASMH-3	Trunk	150	26.2	87.3	83.15	86.5	82.35	0.65	0.65	0.1584	3.09	0.055		0.005916	Yes	10.8%	Existing V.C. Pipe
ASHM-3	ASMH-4	Trunk	150	26.1	83.15	79.65	82.35	78.85	0.65	0.65	0.1341	2.85	0.050		0.005916	Yes	11.8%	Existing V.C. Pipe
ASHM-4	ASMH-5	Trunk	150	11.5	79.65	78.82	78.85	78.020	0.65	0.65	0.0722	2.09	0.037		0.005916	Yes	16.0%	Existing V.C. Pipe
ASHM-5	ASMH-6	Trunk	150	8.3	78.82	77.94	78.02	77.14	0.65	0.65	0.1060	2.53	0.045		0.005916	Yes	13.2%	Existing V.C. Pipe
ASHM-6	FTH7000464	Trunk	150	9.1	77.94	77.11	77.14	75.38	0.65	1.58	0.1934	3.42	0.060		0.005916	Yes	9.8%	Existing V.C. Pipe
FTH7000464	FMH7017092	Trunk	200	5.142	77.11	76.93	75.38	73.74	1.53	2.99	0.3189	5.35	0.168		0.005916	Yes	3.5%	Existing V.C. Pipe

Note: *Total Flow for ASMH-1 refers to the Calculation of Peak Flow from the Site (5.916 L/s)

$$V = -2\sqrt{2g \cdot D \cdot S_f} \cdot \log \left(\frac{k_s}{3,70 \cdot D} + \frac{2,51 \cdot v}{D \sqrt{2g \cdot D \cdot S_f}} \right)$$

with $S_f = \frac{h_f}{L}$

V = mean velocity [m/s]
 D = Hydraulic Diameter [m]
 k_s = surface roughness [m]
 v = Kinematic viscosity [kg/ms]
 water, 20°C= 1,00 · 10⁻⁶
 S_f = slope of hydraulic gradient [-]
 h_f = frictional head loss [m]
 L = Length between the Head Loss [m]
 g = earths gravity [m/s²]