



Notes

- The site is located within Flood Risk Zone 1 - The Low Risk Zone. It is therefore not at risk of flooding from fluvial sources in up to a 1 in 1000 year return period.
- An on-site ground investigation has concluded that infiltration only presents a viable form of surface water disposal within the eastern extents of the site.
- A S104 agreement will be sought from SWW for the adoption of new on-site foul and surface water sewers.
- Communal private Sustainable Drainage Systems (SuDS) will be maintained by a management company, whereas those located on-plot will be the responsibility of the respective home owner.
- Extents of foul rising main and gravity discharge TBC, subject to depth of existing SWW public combined manhole.
- Alignment of existing drainage based on SWW Internet Mapping (adjusted to suit exact manhole locations where annotated on the topographic survey).

Site Details

Total Site Area	4.923 ha
Development Area	2.939 ha
Impermeable Catchment	1.442 ha
Percentage Impermeable	49%

Sustainable Drainage Systems

Soakaway Feature A

Ownership	Management Company
Catchment Area	1.260 ha
Ground Level (min.)	83.25 mAOD
Invert Level	80.75 mAOD
Plan Area	255m²
Storage Depth	2.0 m
100yr +30% Volume	473.2m³

Soakaway Feature B

Ownership	Management Company
Catchment Area	0.082 ha
Ground Level (min.)	85.00 mAOD
Invert Level	83.00 mAOD
Plan Area	45m²
Storage Depth	1.0 m
100yr +30% Volume	42.9m³

On-Plot Soakaway Features

Ownership	Home Owners
100yr +30% Volume	2.2m³ per 50m² catchment*

On-plot soakaways have been indicatively shown as 3m², exact size TBC for each plot at detailed design stage, taking account of relative constraints and site parameters.

* 1.0(w) x 2.5(l) x 1.0(d) per 50m² catchment & based on TP2 infiltration rate.

REV	DATE	DESCRIPTION	BY	CHK	APD
D	21.03.2014	PILOTS S1-S2 RELOCATED AS PER WAINHOMES REQUEST	MS	DCH	PDW
C	12.02.2014	UPDATED TO SUIT AMENDED ARCHITECTS LAYOUT	DCH	CPY	PDW
B	13.01.2014	UPDATED TO SUIT ADDENDUM	SPB	CPY	RPW
A	08.10.2013	INITIAL ISSUE	CPY	RPW	RPW

DRAWING STATUS: **PLANNING APPLICATION**

CLIENT: **WAINHOMES**
WAINHOMES (SOUTH WEST) HOLDINGS LTD

PROJECT: **TREGONY ROAD, PROBUS**

TITLE: **PRELIMINARY DRAINAGE LAYOUT (INFILTRATION OPTION)**

PROJECT NO:	DRAWING NO:	REV:
0008	PDL/100	D

SCALE @ A1: 0 1:500 25 metres

DESIGN BY: **awp** **awcockward partnership**

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