



Key

- Site Boundary
- Development Boundary
- Existing Wall
- SWW Drainage Easement
- Proposed Sewers of 2- 3.5m depth
- Trial Pit Reference & Inf. Rate
- Approx. Location of Existing Ditch
- Proposed Swale
- Existing Drainage
- SWW Public Combined
- Proposed Storm Drainage
- Surface Water Sewer
- Private Surface Water Sewer
- Headwall
- Oversized Surface Water Sewer
- Private Cellular Storage Overflow Tank
- On-Plot Soakaway Feature
- Adoptable Attenuation Tank
- Overland Flood Flow Route
- Proposed Foul Drainage
- Foul Water Sewer
- Foul Water Rising Main
- Adoptable Pumping Station

General

1. 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.

2. 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.

3. An S104 agreement will be sought from SWW for the adoption of new on-site foul and surface water sewers and the adoptable attenuation tank.

4. 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.

5. Extents of foul rising main and gravity discharge TBC, subject to depth of existing SWW public combined manhole.

6. 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	2.870 ha
Existing Greenfield Catchment	2.870 ha
Prop. Impermeable Catchment	1.442 ha

Sustainable Drainage Systems

Adoptable Attenuation Tank	
Ownership	South West Water
Ground Level (min.)	83.25 mAO
Invert Level	80.75 mAO
Plan Area	145 m ²
Storage Depth	2.0 m
Storage Volume	290 m ³
Adoptable Oversized Sewers	
Ownership	South West Water
Length	140 m
Pipe Diameter	0.9 m
Storage Volume	90 m ³
Private Surface Water Swale	
Ownership	Management Company
Length	110 m
Depth	0.5 m
Storage Volume	80 m ³
Private Cellular Storage Tank	
Ownership	Management Company
Catchment Area	1.340 ha
Ground Level (min.)	83.25 mAO
Invert Level	81.25 mAO
Plan Area	37.5 m ²
Storage Depth	2.0 m
Storage Volume	75 m ³
Total Attenuation Provision	
Adoptable Storage	380m ³
Private Storage	155m ³
Total Storage	535m³
On-Plot Soakaway Features	
Ownership	Home Owners
100yr +30% Volume	2.2m ³ per 50m ² catchment*
Total Catchment Prop.	0.1 ha
On-plot soakaways have been indicatively shown as 3m ² , 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 50m ² catchment & based on TP2 infiltration rate	

Existing Greenfield Runoff			
	2 yr	30 yr	100 yr
	7.8 l/s	16.9 l/s	21.5 l/s

Proposed Outflow from Attenuation Features			
	2 yr	30 yr +10%	100 yr +30%
Attenuation Feature A	7.8 l/s	16.9 l/s	16.9 l/s
Attenuation Feature B	N/A	N/A	4.6 l/s
Total	7.8 l/s	16.9 l/s	21.5 l/s

Notes

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C	21.03.2014	PILOTS S1-S2 RELOCATED AS PER WAINHOMES REQUEST + OVERSIZED SURFACE WATER SEWER AMENDED	MS	DCH	PDM
B	12.01.2014	UPDATED TO SUIT AMENDED ARCHITECTS LAYOUT		DCH	CPY
A	23.01.2014	INITIAL ISSUE		SPB	CPY
REV	DATE	DESCRIPTION	BY	CHK	APD

DRAWING STATUS: **PLANNING APPLICATION**

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

PROJECT: **TREGONY ROAD, PROBUS**

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

PROJECT NO:	DRAWING NO:	REV:
0008	PDL/102	C

SCALE @ A1: 0 1:500 25 metres

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

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