100m³ OF ABOVE-GROUND STORAGE IS REQUIRED IN THE PUBLIC OPEN SPACE TO ACCOMMODATE A 100 YEAR STORM EVENT PLUS 30% CLIMATE CHANGE, FOR BOTH PHASE 1 AND 2 COMBINED (AREA SHOWN INDICATIVE ONLY)

APPROXIMATELY 70m³ OF BELOW-GROUND STORAGE IS REQUIRED TO ACCOMMODATE SCHEME DISCHARGE RATE. TYPE AND LAYOUT TO BE AGREED

50m² SURFACE WATER STORAGE SYSTEM. 2No. 22m LENGTHS OF 2.4m x 0.6m DEEP BOX CULVERTS

DISCHARGE RATE TO BE LIMITED TO 3l/s IN ACCORDANCE WITH PHASE 1 SECTION 104 AGREEMENT

EXISTING PHASE 1 FWMH TO BE UTILISED AS PRIMARY FOUL GRAVITY CONNECTION POINT FOR PHASE 2 FLOWS

PHASE 2 SITE BOUNDARY

NOTES

1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/ VERIFIED ON SITE. IF IN DOUBT ASK.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
3. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS IN METRES UNLESS NOTED OTHERWISE.
4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. THE PHASE 2 MASTERPLAN SHOWN IS BASED ON PRELIMINARY MASTERPLAN 1123-001 PROVIDED BY LARKFLEET DATED AUGUST 2011

KEY

- INDICATIVE LAYOUT OF PHASE 2 SECTION 104 SURFACE WATER SEWER
- INDICATIVE LAYOUT OF PHASE 2 SECTION 104 FOUL WATER SEWER
- EXISTING PHASE 1 SECTION 104 SURFACE WATER SEWER
- EXISTING PHASE 1 SECTION 104 FOUL WATER SEWER
- ASSUMED IMPERMEABLE AREA DISCHARGING INTO PHASE 2 SECTION 104 SYSTEM (CIRCA 75% OF PHASE 2 TOTAL IMPERMEABLE AREA)
- ASSUMED IMPERMEABLE AREA DISCHARGING TO SOAKAWAYS (SUBJECT TO PROVING ADEQUATE PERMEABILITY RATES AND SPACE TO ACCOMMODATE SOAKAWAY FEATURES, CIRCA 25% OF PHASE 2 TOTAL IMPERMEABLE AREA)

THE ROUTING AND LEVELS OF THE PHASE 2 SECTION 104 SYSTEMS ARE SHOWN INDICATIVELY AND BASED ON MINIMUM GRADIENTS. FURTHER DETAILED DESIGN WORK WILL BE REQUIRED IN ORDER TO PROVE THE DESIGN.

PERMEABILITY RATES WILL NEED TO BE MEASURED IN ORDER TO PROVE THE ADEQUACY OF USING SOAKAWAYS. THE MASTERPLAN WILL NEED TO BE REVIEWED IN THE FUTURE IN ORDER TO CONFIRM SUFFICIENT SPACE IS MADE AVAILABLE FOR CONSTRUCTING AND MAINTAINING SOAKAWAY FEATURES

Rev	Date	Description	Drawn	Auth'r
P1	28.09.11	PRELIMINARY ISSUE	JS	DH

AMENDMENTS

BWB CONSULTING

Integrated Engineering and Environmental Consultants

3-4 Kayes Walk The Lace Market Nottingham NG1 1PY
T 0115 924 1100 F 0115 950 3966 W bwbconsulting.com

environmental | water | transportation | civil | structural | highways | infrastructure

Client

LARKFLEET HOMES

Project Title

PHASE 2
PENNYTOFT LANE,
PINCHBECK

Drawing Title

PRELIMINARY DRAINAGE STRATEGY

Scale	Date	Drawn	Authorised
1:250	09.2011	JS	DH

Drawing Status

FOR INFORMATION

Drawing No:	Revision
NTT/2027/HD/001	P1

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