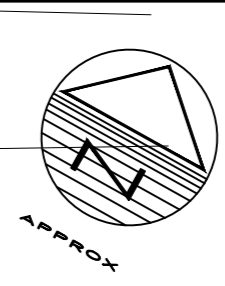


FFL - 106.492



Proposed surface water drainage strategy

This surface water strategy has been developed in accordance with Yorkshire Water guidelines. The method of surface water disposal will follow the below hierarchy as specified in Part H of the Building Regulations:

- Discharge via infiltration techniques
- Discharge to watercourse
- Discharge to existing sewer

Discharge via infiltration techniques

Infiltration testing to be undertaken to determine ground infiltration rate.

Discharge to watercourse

The nearest watercourse to the site is Wyke Beck located some 0.24km west of the site. Surface water discharge via watercourse is therefore considered to be not viable.

Discharge to public sewer

Yorkshire Water sewer records identify a surface water sewer in Maple Road, the depth to invert of the sewer in this area is considered to be approximately x.xm, with the internal diameter being stated as 225mm. However survey data suggests the internal diameter is 450mm.

Proposed discharge rate (%)
7

Notes

- Do not scale this drawing. All dimensions must be checked/verified on site. If in doubt ask.
- This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialist Drawings and Specifications.
- All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
- Any discrepancies noted on site are to be reported to the Engineer immediately.
- All existing drainage to be retained is subject to condition and connectivity surveys.
- Syphonic pipe outlet into vented manhole sizes TBC. All other unlabelled surface water sewers are to be 150mm.
- All internal foul water drainage to be 100mm unless stated otherwise. All foul water pipes to be laid at a minimum gradient of 1 in 40 (underside), 1 in 80 (100mmØ) or 1 in 150 (150mmØ) unless noted otherwise.
- All sewer connections are to be soffit to soffit unless stated otherwise, viable.
- Foul and rainwater pipe positions shown indicatively. Design is subject to change to suit final positions.
- Surface water system designed to not flood for all storms up to a 1 in 30 year return period. Controlled above ground storage permitted for 1 in 100 year return period plus climate change allowance.
- Perforated PPVC to be drilled at 25mmØ with 250mm centres.

Proposed foul water drainage strategy

Foul water discharge is proposed to drain unrestricted via the existing 225mm diameter public combined sewer on Maple Road.

Key Plan

Legend

- Site boundary: Red dashed line
- Proposed Foul water system: Orange line with circles
- Proposed Surface water system: Blue line with circles
- Proposed Channel drain: Blue dashed line with vertical bars
- Proposed filter trench: Green line with vertical bars
- Existing foul water system: Red line with circles
- Existing surface water system: Blue line with circles

PC	02.05.17	Site layout updated	LA	WJ
PT	13.04.17	Preliminary Issue	LA	WJ
Rev	Date	Details of issue / revision	Drw	Rev

Issues & Revisions

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Client
Company Shop
RULA Developments Ltd

Project Title
Land off Maple Road
Tankersley

Drawing Title
Drainage Layout

Drawn:	L. Archer	Reviewed:	W. James
BWB Ref:	LDH 2179	Date:	Apr 17
Scale:	As Shown	Scale:	1:250

Preliminary

Project - Originator - Zone - Level - Type - Number	Status	Rev
MRT-BWB-GEN-XX-DR-C-500	S1	P2