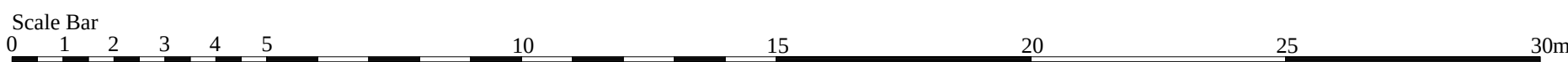
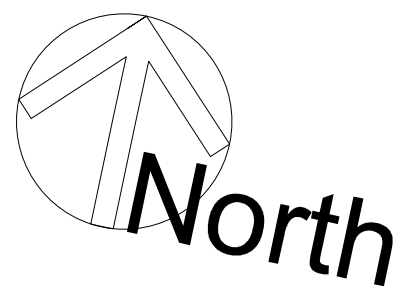


SITE LAYOUT PLAN (Scale 1:250)



SURFACE WATER DRAINAGE (SEE STATEMENT)

PERMISSION HAS BEEN GIVEN BY SOUTHERN WATER TO FORM A NEW SHALLOW CAMBER ON THE EXISTING SURFACE WATER SEWER OPPOSITE THE SITE IN NEW BRIGHTON ROAD

DUE TO SITE LAYOUT LEVELS AND SERVICE EASEMENT CONSTRAINTS A PUMPED DISCHARGE IS REQUIRED. THE FLOW RATE IS LIMITED TO 5 LITRES PER SECOND THUS 225000 LITRE ATTENUATION IS TO BE PROVIDED (IDENTIFIED BY THE ENGINEER IN THE FLOOD RISK ASSESSMENT, BUT NOW SHOWN AS THREE UNDERGROUND TANKS TO LIMIT DIAMETER FOR DELIVERY ACCESS UNDER THE LOW BRIDGES.

SOAKAWAY DRAINAGE IS PROVIDED TO THE SOUTH WEST CORNER OF THE SITE WHERE THE PERCOLATION RATE WAS FOUND MARGINALLY BETTER THAN THE PREVIOUS HIGHWAY TESTS. THE SOAKAWAY IN THIS LOCATION SERVES A SMALLER AREA THAN IN APP10/00912 BUT IS NOT REDUCED TO PROVIDE A 'FLOOD FIRST' AREA IN THE LOW PART OF THE SITE TO ALLOW FOR PUMP FAILURE. THE ONLY OTHER SUITABLE ARE IS OCCUPIED BY THE BUILDING AND SSE SITE

DISCHARGE FROM THE HARD SURFACE AREAS IS VIA A PERMEABLE PAVING SYSTEM WITH VARIABLE DEPTH CONSTRUCTION TO SUIT LOCATION AND LOADING AS LOW RISK CONTAMINATED DISCHARGE FILTERED BY THE PAVING MEDIUM.

DUE TO THE SUBSOIL PERFORMANCE, PERCOLATION DIRECT FROM THE PAVING MEDIUM WILL BE NEGLIGIBLE OTHER THAN IN SOUTHEAST CORNER CAR PARK. FABRIC BARRIERS ARE TO BE INCORPORATED TO CONTROL THE FLOW WITHIN THE PAVING TO AVOID SATURATION AND FLOODING OF LOWER AREAS.

THE SOAKAWAY IS LARGE AREAS OF CELL CONSTRUCTION PRIMARILY SIZED FOR DISCHARGE RATE RESULTING IN WORST CASE COMBINED PAVING, DRAIN AND CELL STORAGE CAPACITY OF ONE TEN HOUR AND ONE FOUR HOUR STORM, BUT WITH A 60 HOUR 50% DISCHARGE TIME. DUE TO REDUCED CATCHMENT, THIS IS NOW OVER CAPACITY.

RAINWATER DRAINAGE

ROOF WATER IS DISCHARGED DIRECT WITH THE FILTERED WATER FROM THE POAVED AREAS TO THE ATTENUATION TANKS

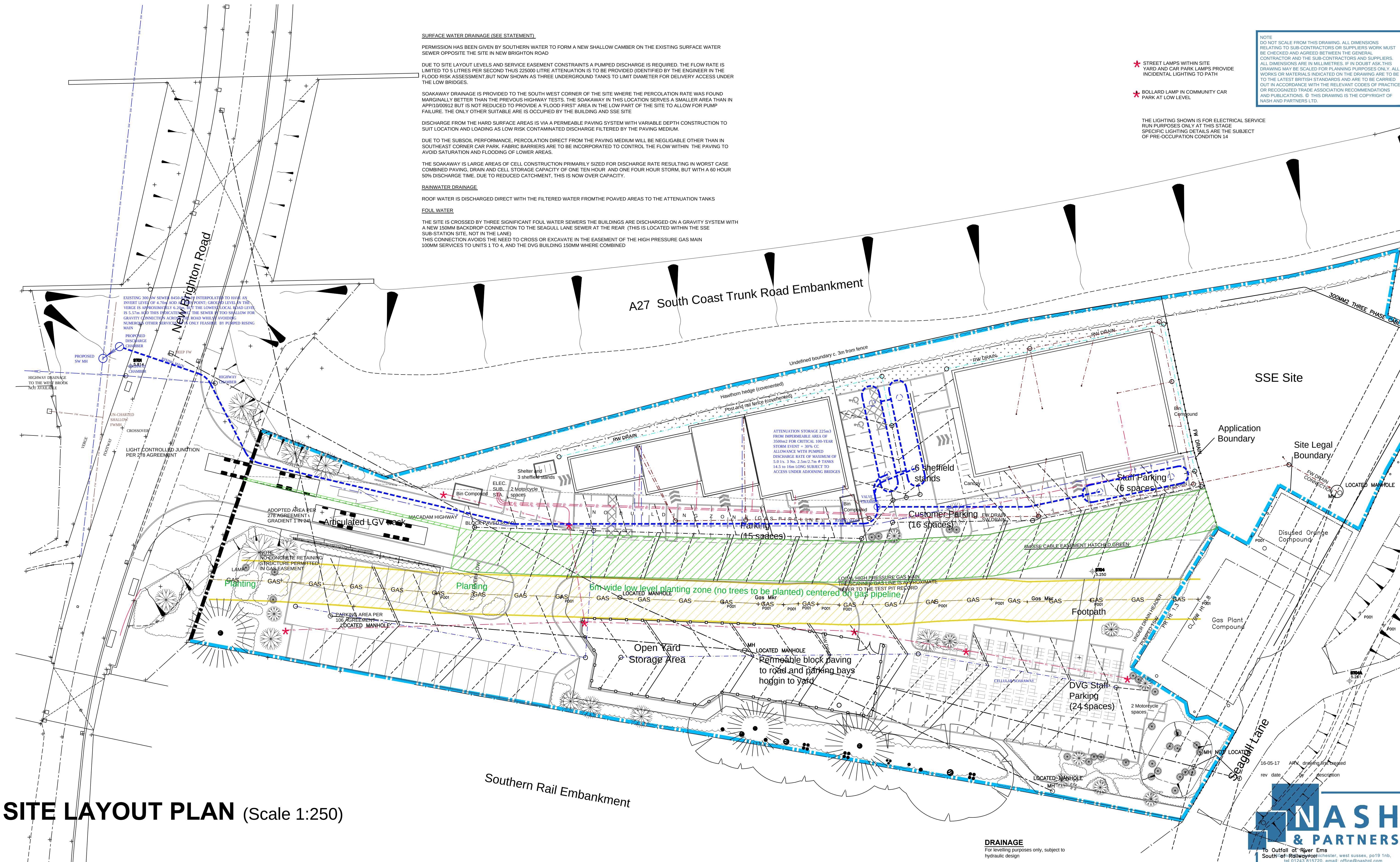
FOUL WATER

THE SITE IS CROSSED BY THREE SIGNIFICANT FOUL WATER SEWERS THE BUILDINGS ARE DISCHARGED ON A GRAVITY SYSTEM WITH A NEW 150MM BACKDROP CONNECTION TO THE SEAGULL LANE SEWER AT THE REAR (THIS IS LOCATED WITHIN THE SSE SUB-STATION SITE, NOT IN THE LANE) THIS CONNECTION AVOIDS THE NEED TO CROSS OR EXCAVATE IN THE EASEMENT OF THE HIGH PRESSURE GAS MAIN 100MM SERVICES TO UNITS 1 TO 4, AND THE DVG BUILDING 150MM WHERE COMBINED

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS. © THIS DRAWING IS THE COPYRIGHT OF NASH AND PARTNERS LTD.

- STREET LAMPS WITHIN SITE
- YARD AND CAR PARK LAMPS PROVIDE INCIDENTAL LIGHTING TO PATH
- BOLLARD LAMP IN COMMUNITY CAR PARK AT LOW LEVEL

THE LIGHTING SHOWN IS FOR ELECTRICAL SERVICE RUN PURPOSES ONLY AT THIS STAGE. SPECIFIC LIGHTING DETAILS ARE THE SUBJECT OF PRE-OCCUPATION CONDITION 14



DRAINAGE

For levelling purposes only, subject to hydraulic design

- Existing Foul Water Sewers
- Foul water
- Filter drain in paving
- Filter drain and fabric barrier
- Filtered surface water
- Rainwater
- SW Rising Main & Attenuation Tanks

CONDITIONS

NASH & PARTNERS

16-05-17 ARV drawing first created
rev date by description

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Client
Downland Veterinary Group

Location
INTERBRIDGES SITE
NEW BRIGHTON ROAD
EMSWORTH

Drawing Title
Downland Veterinary Group
PROPOSED DRAINAGE AND SERVICES
FOR TREE PROTECTION CONDITIONS

Date	June 2017	Drawn By	ARV	Scale	as noted @ A1
CAD file name	Interbridges Alternative Development DVG Rev05.dwg				
Drawing No	2045/SK-21	Revision	#		