



DO NOT SCALE

LEGEND

- SITE EXTENTS
- EXISTING WATERCOURSE
- PROPOSED PRIVATE SW SEWER AND MH
- PROPOSED PRIVATE FW SEWER AND MH
- PROPOSED PRIVATE CELLULAR STORAGE
- FFL 36.600
- PROPOSED FINISHED FLOOR LEVEL
- ROAD CONTOURS

NOTES

- THIS PRELIMINARY DRAINAGE LAYOUT IS NOT DETAILED DESIGN AND CANNOT BE USED FOR CONSTRUCTION PURPOSES. IT SHOULD BE SOLELY USED FOR EVIDENCE ON THE DELIVERABILITY FOR THE SCHEME.
- PLANNING LAYOUT PROVIDED BY WILLIAM MCCALL '6 UNIT SCHEME + STABLES' APRIL 2018, 09/14/150.
- TOPOGRAPHICAL SURVEY PROVIDED BY GEOMATIC SURVEYS LTD. 'BANKWOOD, CHARLESWORTH' 15/12/2017, 1156/151217.
- FINISHED FLOOR LEVELS ARE PRELIMINARY AND ARE SUBJECT TO DETAILED DESIGN.
- RETAINING WALLS AND UNDER BUILD ARE NOT INDICATED AND SUBJECT TO DETAILED DESIGN.
- DRAWING CHAMBERS AND LATERALS ARE NOT SHOWN FOR CLARITY.
- THE USE OF ANY OTHER FLOW CONTROL DEVICES NOT ASSOCIATED WITH THE HYDRO INTERNATIONAL HYDRO-BRAKE OPTIMUM REFERENCES PROVIDED MAY CONSTITUTE A FLOOD RISK.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE DESIGNERS RISK ASSESSMENT AND BETTS HYDRO FRA & DMS.
- THE STORMWATER STORAGE VOLUME IS THE MEAN VALUE BASED ON A QUICK STORAGE ESTIMATE AND REQUIRES DETAILED DESIGN TO CONFIRM REQUIRED VOLUMES. THE FIGURE INDICATED INCLUDES THE 100YR RETURN PERIOD WITH A 40% ALLOWANCE FOR CLIMATE CHANGE AND 10% ALLOWANCE FOR URBAN CREEP.



P3	14.11.18	SK	NEW LAYOUT ADDED	PT
P2	08.11.18	RDN	UPDATED TO INCLUDE 10% URBAN CREEP	RDN
P1	29.06.18	SK	PRELIMINARY ISSUE FOR REVIEW	RDN
REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: **PRELIMINARY**

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LOXLEY HOMES

PROJECT: **FORMER BANKWOOD MILL CHARLESWORTH**

TITLE: **PRELIMINARY DRAINAGE LAYOUT**

DATE: JUNE 2018	SCALE & SIZE: 1:500 @ A1	DRAWN: SK	CHECKED: RDN
PROJECT No: HYD315	DRAWING No: 001	REV: P3	