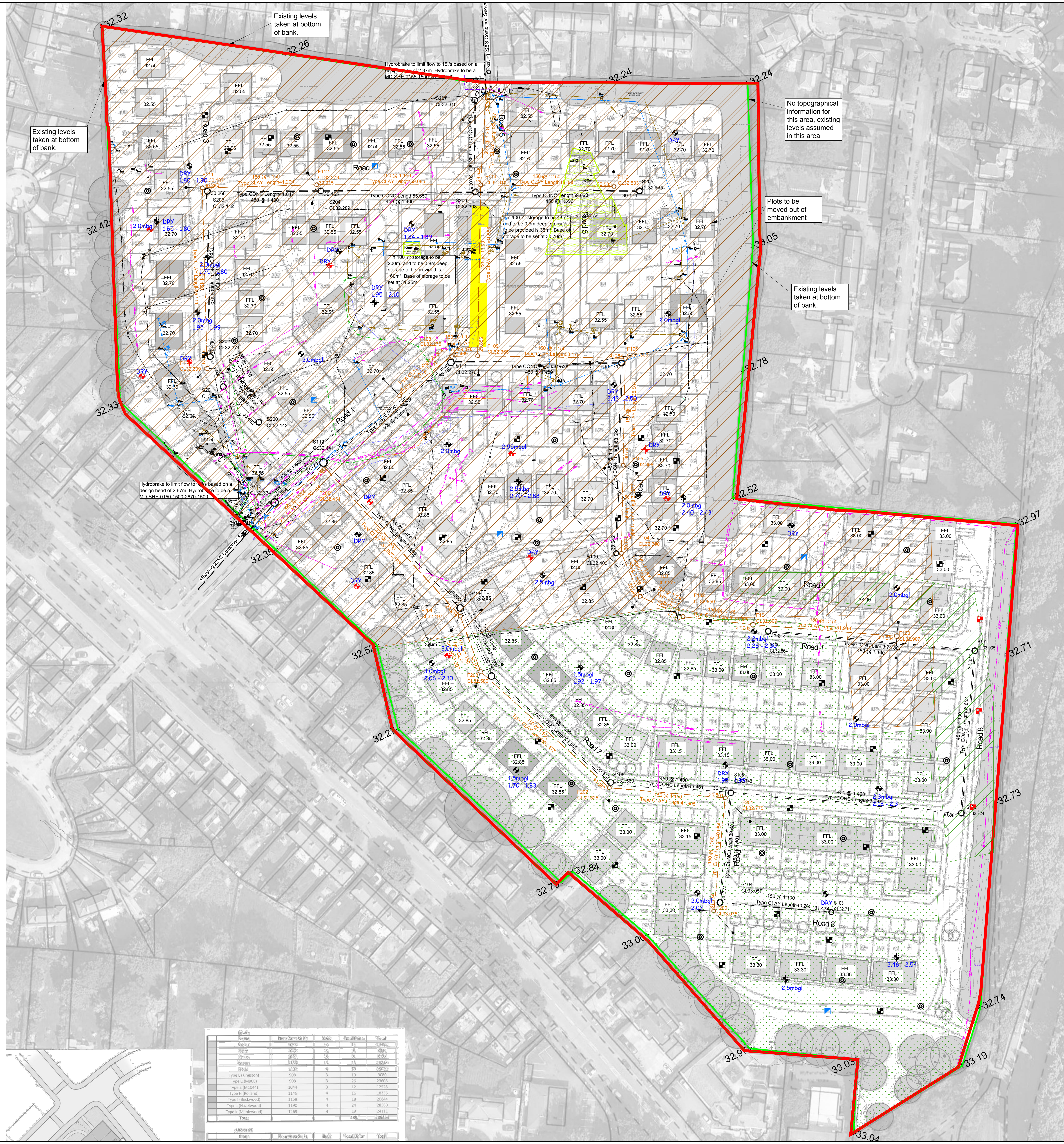




Drainage Statement - Surface Water

- Surface water for plots and private areas to drain into private plot soakaways, each plot is to have its own individual soakaway. Soakaways to be Wavin Aquacell or similar approved.
- High drainage is split into two networks, network 1 drains to the east utilising and existing outfall from the site. Network 2 drains to the north utilising and existing outfall. The discharge rates for the two networks have assumed to be 15 l/s each as agreed with the client. Formal approval required from UU/highways for the discharge rates.
- Infiltration rates have been taken E3p Phase 2 Geotechnical assessment dated July 2020. Further infiltration testing will be required once the building is vacant in order to confirm rates in the center/north of the site which is occupied by an existing building and associated hard standing areas.

Drainage Statement - Foul Water

- Proposed foul drainage is split into two networks. Network 1 discharges to the north of the site into an existing 225 diameter combined sewer. Network 2 discharges to the west of the site into an existing 225 diameter combined sewer

Prior to detailed design, the Client must confirm the precise invert level, condition, location and pipe diameter of the receiving drainage system and must immediately advise RSK of any variation to that upon which the design has been based.

The details provided on this drawing are subject to comments by all the relevant approving authorities. Until such time as all comments have been received and incorporated onto the drawings, all the information provided and costings, are used at Miller Homes risk and no liability will be accepted by RSK. Scheme based on sketch layout by STEN dated August 2020.

Note -
Appraisal based on the following :
1:2 year- No Flooding
1:30 year- No Flooding
1:100 year + 40% Climate change event overflow into offline crates for highways

Note -
Site Layout has been put in as a best fit, due to the accuracy of the PDF sketch.

Plot soakaway based on an average plot size and associated driveway of 180m² requires a soakaway to be 3m² x 0.4m deep - Soakaways to be Wavin Aquacell or similar approved. Soakaway size based on an infiltration rate of 0.072m/hr - Soakaway sized to accommodate the site critical 1:100 Yr + 40%CC.

Proposed discharge rate into existing drainage network is subject to agreement with UU/Highways. The discharge rate used have been agreed with the client

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

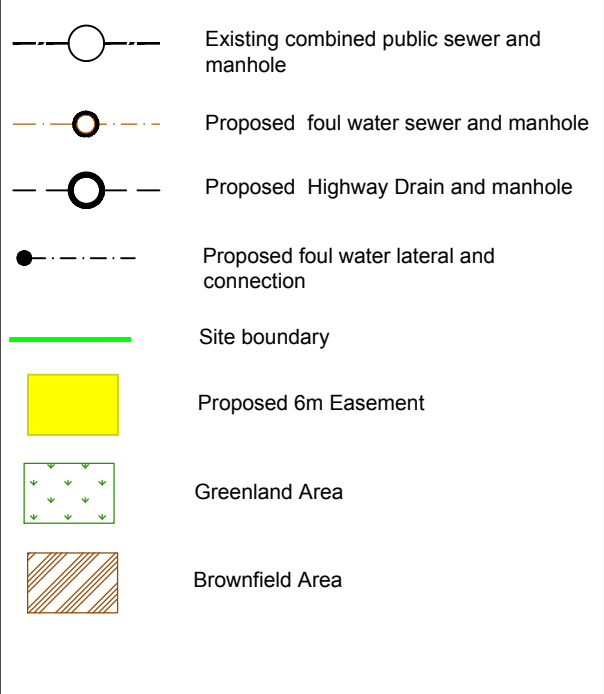
Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Notes:

- This drawing is to be read in conjunction with all Architectural Drawings and Topographical Survey Drawing.
- This drawing has been prepared Appraisal purposes only, and a detailed design must be carried out prior to construction.
- Building levels are Finished Floor Levels (FFL's).
- Figures quoted next to manholes / rodding eyes are cover & invert level, in metres AOD.
- Footpaths are to be laid with a crossfall to allow drainage to soft landscaped areas.
- Where possible all drainage runs shall be kept a minimum of 4.0m from any existing tree that is to be retained.
- All drainage design is subject to technical approval, no connections shall be made to any public sewers without written consent from the drainage authority.
- Impermeable area is based on 50% of the site area being impermeable.

Drainage Legend:



Name	Private				
	Name	Floor Area Sq Ft	Bedo	Total Units	Total
1	Plot 1	1000	3	10	1000
2	Plot 2	1200	4	12	1200
3	Plot 3	1100	3	11	1100
4	Plot 4	1300	4	13	1300
5	Plot 5	1400	5	14	1400
6	Plot 6	1500	6	15	1500
7	Plot 7	1600	7	16	1600
8	Plot 8	1700	8	17	1700
9	Plot 9	1800	9	18	1800
10	Plot 10	1900	10	19	1900
11	Plot 11	2000	11	20	2000
12	Plot 12	2100	12	21	2100
13	Plot 13	2200	13	22	2200
14	Plot 14	2300	14	23	2300
15	Plot 15	2400	15	24	2400
16	Plot 16	2500	16	25	2500
17	Plot 17	2600	17	26	2600
18	Plot 18	2700	18	27	2700
19	Plot 19	2800	19	28	2800
20	Plot 20	2900	20	29	2900
21	Plot 21	3000	21	30	3000
22	Plot 22	3100	22	31	3100
23	Plot 23	3200	23	32	3200
24	Plot 24	3300	24	33	3300
25	Plot 25	3400	25	34	3400
26	Plot 26	3500	26	35	3500
27	Plot 27	3600	27	36	3600
28	Plot 28	3700	28	37	3700
29	Plot 29	3800	29	38	3800
30	Plot 30	3900	30	39	3900
31	Plot 31	4000	31	40	4000
32	Plot 32	4100	32	41	4100
33	Plot 33	4200	33	42	4200
34	Plot 34	4300	34	43	4300
35	Plot 35	4400	35	44	4400
36	Plot 36	4500	36	45	4500
37	Plot 37	4600	37	46	4600
38	Plot 38	4700	38	47	4700
39	Plot 39	4800	39	48	4800
40	Plot 40	4900	40	49	4900
41	Plot 41	5000	41	50	5000
42	Plot 42	5100	42	51	5100
43	Plot 43	5200	43	52	5200
44	Plot 44	5300	44	53	5300
45	Plot 45	5400	45	54	5400
46	Plot 46	5500	46	55	5500
47	Plot 47	5600	47	56	5600
48	Plot 48	5700	48	57	5700
49	Plot 49	5800	49	58	5800
50	Plot 50	5900	50	59	5900
51	Plot 51	6000	51	60	6000
52	Plot 52	6100	52	61	6100
53	Plot 53	6200	53	62	6200
54	Plot 54	6300	54	63	6300
55	Plot 55	6400	55	64	6400
56	Plot 56	6500	56	65	6500
57	Plot 57	6600	57	66	6600
58	Plot 58	6700	58	67	6700
59	Plot 59	6800	59	68	6800
60	Plot 60	6900	60	69	6900
61	Plot 61	7000	61	70	7000
62	Plot 62	7100	62	71	7100
63	Plot 63	7200	63	72	7200
64	Plot 64	7300	64	73	7300
65	Plot 65	7400	65	74	7400
66	Plot 66	7500	66	75	7500
67	Plot 67	7600	67	76	7600
68	Plot 68	7700	68	77	7700
69	Plot 69	7800	69	78	7800
70	Plot 70	7900	70	79	7900
71	Plot 71	8000	71	80	8000
72	Plot 72	8100	72	81	8100
73	Plot 73	8200	73	82	8200
74	Plot 74	8300	74	83	8300
75	Plot 75	8400	75	84	8400
76	Plot 76	8500	76	85	8500
77	Plot 77	8600	77	86	8600
78	Plot 78	8700	78	87	8700
79	Plot 79	8800	79	88	8800
80	Plot 80	8900	80	89	8900
81	Plot 81	9000	81	90	9000
82	Plot 82	9100	82	91	9100
83	Plot 83	9200	83	92	9200
84	Plot 84	9300	84	93	9300
85	Plot 85	9400	85	94	9400
86	Plot 86	9500	86	95	9500
87	Plot 87	9600	87	96	9600
88	Plot 88	9700	88	97	9700
89	Plot 89	9800	89	98	9800
90	Plot 90	9900	90	99	9900
91	Plot 91	10000	91	100	10000
92	Plot 92	10100	92	101	10100
93	Plot 93	10200	93	102	10200
94	Plot 94	10300	94	103	10300
95	Plot 95	10400	95	104	10400
96	Plot 96	10500	96	105	10500
97	Plot 97	10600	97	106	10600
98	Plot 98	10700	98	107	10700
99	Plot 99	10800	99	108	10800
100	Plot 100	10900	100	109	10900
101	Plot 101	11000	101	110	11000
102	Plot 102	11100	102	111	11100
103	Plot 103	11200	103	112	11200
104	Plot 104	11300	104	113	11300
105	Plot 105	11400	105	114	11400
106	Plot 106	11500	106	115	11500
107	Plot 107	11600	107	116	11600
108	Plot 108	11700	108	117	11700
109	Plot 109	11800	109	118	11800
110	Plot 110	11900	110	119	11900
111	Plot 111	12000	111	120	12000
112	Plot 112	12100	112	121	12100
113	Plot 113	12200	113	122	12200
114	Plot 114	12300	114	123	12300
115	Plot 115	12400	115	124	12400
116	Plot 116	12500	116	125	12500
117	Plot 117	12600	117	126	12600
118	Plot 118	12700	118	127	12700
119	Plot 119	12800	119	128	12800
120	Plot 120	12900	120	129	12900
121	Plot 121	13000	121	130	13000
122	Plot 122	13100	122	131	13100
123	Plot 123	13200	123	132	13200
124	Plot 124	13300	124	133	13300
125	Plot 125	13400	125	134	13400
126	Plot 126	13500	126	135	13500
127	Plot 127	13600	127	136	13600
128	Plot 128	13700	128	137	13700
129	Plot 129	13800	129	138	13800
130	Plot 130	13900	130	139	13900
131	Plot 131	14000	131	140	14000
132	Plot 132	14100	132	141	14100
133	Plot 133	14200	133	142	14200
134	Plot 134	14300	134	143	14300
135	Plot 135	14400	135	144	14400
136	Plot 136	14500	136	145	14500
137	Plot 137	14600	137	146	14600
138	Plot 138	14700	138	147	14700
139	Plot 139	14800	139	148	14800
140	Plot 140	14900	140	149	14900
141	Plot 141	15000	141	150	15000
142	Plot 142	15100	142	151	15100
143	Plot 143	15200	143	152	15200
144	Plot 144	15300	144	153	15300
145	Plot 145	15400	145	154	15400
146	Plot 146	15500	146	155	15500
147	Plot 147	15600	147	156	15600
148	Plot 148	15700	148	157	15700
149	Plot 149	15800	149	158	15800
150	Plot 150	15900	150	159	15900
151	Plot 151	16000	151	160	16000
152	Plot 152	16100	152	161	16100
153	Plot 153	16200	153	162	16200
154	Plot 154	16300	154	163	16300
155	Plot 155	16400	155	164	16400
156	Plot 156	16500	156	165	16500
157	Plot 157	16600	157	166	16600
158	Plot 158	16700	158	167	16700
159	Plot 159	16800	159	168	16800
160	Plot 160	16900	160	169	16900
161	Plot 161	17000	161	170	17000
162	Plot 162	17100	162	171	17100
163	Plot 163	17200	163	172	17200
164	Plot 164	17300	164	173	17300
165	Plot 165	17400	165	174	17400
166	Plot 166	17500	166	175	17500
167	Plot 167	17600	167	176	17600
168	Plot 168	17700	168	177	17700
169	Plot 169	17800	169	178	17800
170	Plot 170	17900	170	179	17900
171	Plot 171	18000	171	180	18000
172	Plot 172	18100	172	181	18100
173	Plot 173	18200	173	182	18200
174	Plot 174	18300	174	183	18300
175	Plot 175	18400	175	184	18400
176	Plot 176	18500	176	185	18500
177	Plot 177	18600	177	186	18600
178	Plot 178	18700	178	187	18700
179	Plot 179	18800	179	188	18800
180	Plot 180	18900	180	189	18900
181	Plot 181	19000	181	190	19000
182	Plot 182	19100	182	191	19100
183	Plot 183	19200	183	192	19200
184	Plot 184	19300	184	193	19300
185	Plot 185	19400	185	194	19400
186	Plot 186	19500	186	195	19500
187	Plot 187	19600	187	196	19600
188	Plot 188	19700	188	197	19700
189	Plot 189	19800	189	198	19800
190	Plot 190	19900	190	199	19900
191	Plot 191	20000	191	200	20000
192	Plot 192	20100	192	201	20100
193	Plot 193	20200	193	202	20200
194	Plot 194	20300	194	203	20300
195	Plot 195	20400	195	204	20400
196	Plot 196	20500	196	205	20500
197	Plot 197	20600	197	206	20600
198	Plot 198	20700	198	207	20700
199	Plot 199	20800	199	208	20800
200	Plot 200	20900	200	209	20900
201	Plot 201	21000	201	210	21000
202	Plot 202	21100	202	211	21100
203	Plot 203	21200	203	212	21200
204	Plot 204	21300	204	213	21300
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207	Plot 207	21600	207	216	21600
208	Plot 208	21700	208	217	21700
209	Plot 209	21800	209	218	21800
210	Plot 210	21900	210	219	21900
211	Plot 211	22000	211	220	22000
212	Plot 212	22100	212	221	22100
213	Plot 213	22200	213	222	22200
214	Plot 214	22300	214	223	22300
215	Plot 215	22400	215	224	22400
216	Plot 216	22500	216	225	22500
217	Plot 217	22600	217	226	22600
218	Plot 218	22700	218	227	22700
219	Plot 219	22800	219	228	22800
220	Plot 220	22900	220	229	22900
221	Plot 221	23000	221	230	23000
222	Plot 222	23100	222	231	23100
223	Plot 223	23200	223	23	