

1. This drawing is to be read in conjunction with all other Bright Plan Civils drawings, and with all relevant Architects' and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. Bright Plan Civils accept no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
6. The electronic information from this drawing can not be guaranteed as dimensionally drawn, must be figured. Dimensions must be used for setting out and detailing. Bright Plan Civils logos and company information must be removed from copies if information is re-used.
7. The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
8. The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
9. The contractor must comply with all current legislation relating to health & safety.
10. All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any Bright Plan Civils drawings, the manufacturers instructions must be used.

BASELINE FLOW DISCUSSION

The HR Wallingford Greenfield run-off rate estimation tool confirms the following criteria:

GBAR = 9.9/sec
1:1yr = 8.1/sec
1:30yr = 21.6/sec
1:100yr = 30.4/sec

The existing site is classified as Greenfield.

CATCHMENT

The development site is confirmed to be 25.382m² (2.53ha)

In accordance with the Flood Risk and Drainage Strategy report agreed with the LPA at planning stage.

The proposed impermeable area as shown for 2 No. catchments as demonstrated on this drawing.

NETWORK 1 will be restricted to 3/sec.

NETWORK 2 will be restricted to 1.3/sec.

The total rate of run-off leaving the site is 6.5/sec.

In conclusion the re-development boasts a significant betterment by restricting run-off for all return periods.

-Proposed Impermeable Areas-

Network 1 Area - 9,023m² (0.90Ha)

Network 2 Area - 1,336m² (0.13Ha)

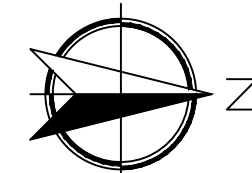
Total Area - 10,359m² (1.36Ha)

Urban Creep of 10% applied to all residential areas only (excluding roads). This refines the above total as follows:

Network 1 @ 9595.50m²

Network 2 @ 1412.50m²

The revised totals have been used in the 1D model.



RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

1. Unknown services/depts within work zone. Contractor to undertake necessary precautions and investigation prior to excavating.
2. Existing HV Electric main. Contractor is to prepare a method statement to ensure operatives are familiar and competent with the dangers of working near HV electric mains.
3. Working in the sewers and watercourses. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers and watercourses.
4. Excavations within close proximity to existing trenches.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.

Original Issue 01/04/2022

Rev. Amendments Date



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Drawing Status: FOR APPROVAL

User: Thakeham

Project: Land at Lidsey Road, Woodgate, West Sussex

Drawing Title: Impermeable Area Plan

Scale: 1:250 Date: Mar 22 Drawn By: JHL Checked By: MJA

Drawing No: D1990 SK02