

INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE.
ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK.



Connectivity survey of existing combined water sewer required, should existing properties be connected, sewer will need to be retained and diverted via S195 agreement with Yorkshire Water.

Surface Water Attenuation Basin
Designed for 1100mm x 400mm storm event.
Attenuation volume: 700m³
Top of Bank: 120.900
Max Water Level: 120.600
Permanent Water Level: 119.600
Freeboards: 0.300m
Pond Banks: 1:3

Foul Water Discharge
Foul water to discharge to existing combined water sewer via new manhole (F24).
CL: 121.45
Existing IL: 118.505 (TBC)
Proposed IL: 118.730
Allowable discharge for 118 dwellings: 5.5/s

Off Site Surface Water Connections
Off site connection from site boundary into Short Wood dyke via either a sewer requisition with YW or developer to negotiate with the third party land owners along the route ultimately the sewer would be adopted by Yorkshire Water. Length of connection approximately 410.0m of 1500 pipe at minimum gradient of 1:100 allow for RCC outlet headwall and scour protection at Short Wood dyke. Route of proposed sewer to be surveyed to establish existing levels along the route to confirm that a gravity connection can be made into Short Wood dyke.

Attenuation tank
Designed for 1100mm x 400mm storm event.
Attenuation Volume: 800m³
Dimensions:
L: 25.0m x W: 16.0m x D: 2.0m
IL: 119.10 Minimum cover required: 1.00m
Attenuation tank to be designed and maintained to Yorkshire Water standards and manufacturers detailed design.

Flow Control
Hydro-ratchet
Allowable Discharge: 7.5/s
Design Depth: 3.10m
IL: 119.10

NOTES

REV	DESCRIPTION	SIG	CHK	DATE
A	First Issue.			
B	Swales added.	AS	AA	17.06.22

AVANT HOMES

HAY GREEN LANE, BIRDWELL

APPRAISAL LAYOUT

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SCALE WHEN PLOTTED AT A1
1:500

DRAWING STATUS
PRELIMINARY

DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
RJ	AA	15.06.22	46384/011	B