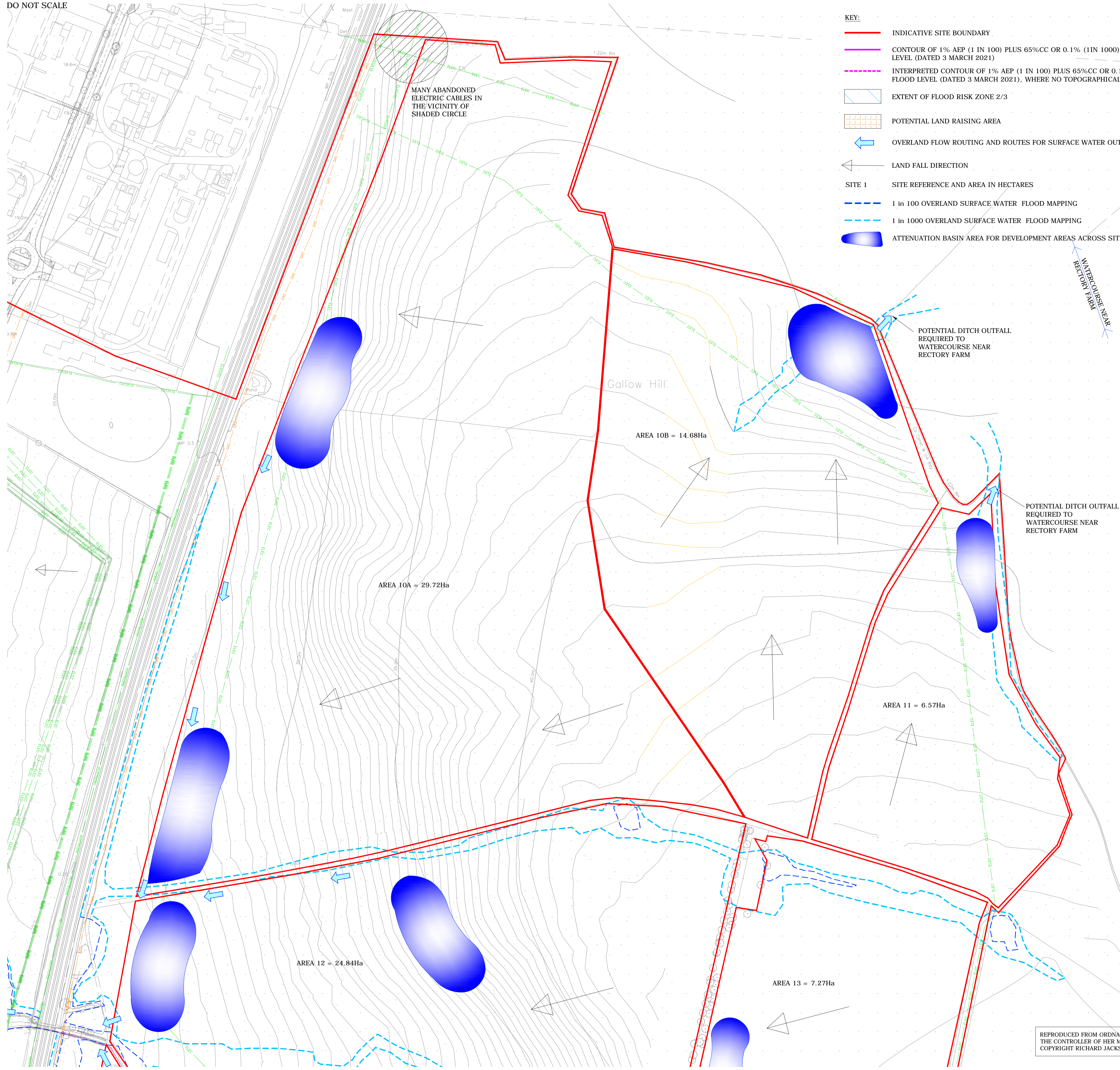
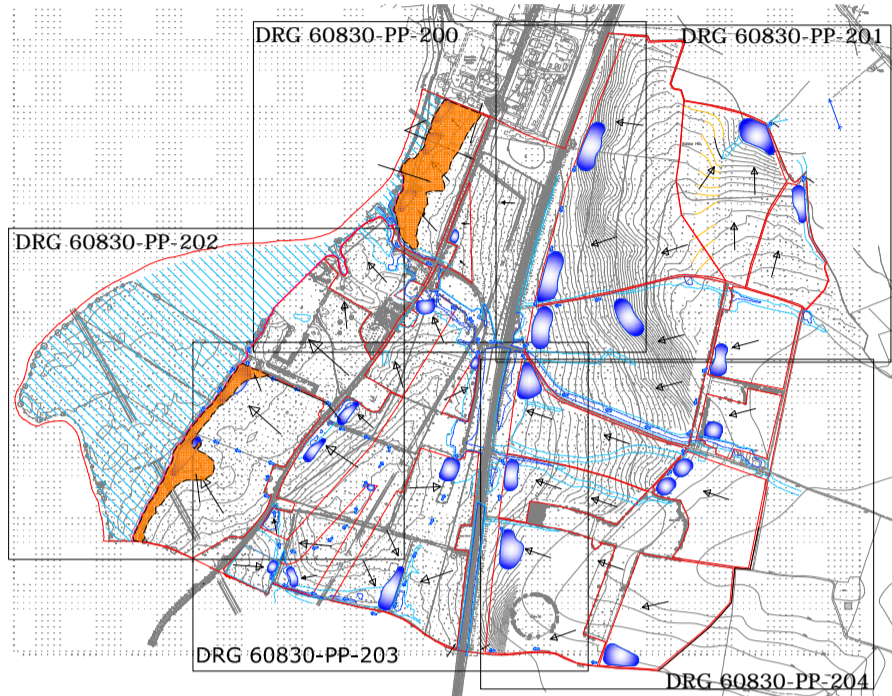


DO NOT SCALE



- KEY:**
- INDICATIVE SITE BOUNDARY
  - CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021)
  - - - INTERPRETED CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021), WHERE NO TOPOGRAPHICAL DATA IS PROVIDED
  - ▭ EXTENT OF FLOOD RISK ZONE 2/3
  - ▭ POTENTIAL LAND RAISING AREA
  - ← OVERLAND FLOW ROUTING AND ROUTES FOR SURFACE WATER OUTFALL
  - ← LAND FALL DIRECTION
  - SITE 1 SITE REFERENCE AND AREA IN HECTARES
  - 1 in 100 OVERLAND SURFACE WATER FLOOD MAPPING
  - 1 in 1000 OVERLAND SURFACE WATER FLOOD MAPPING
  - ▭ ATTENUATION BASIN AREA FOR DEVELOPMENT AREAS ACROSS SITE

- KEY:**
- ELEC — ELEC — ELECTRICITY OVERHEAD CABLE
  - BT (O) — BT (O) — BT OVERHEAD CABLE
  - BT (U) — BT (U) — BT UNDERGROUND CABLE
  - WATER MAIN — WATER MAIN (POTABLE)
  - GAS — GAS — GAS MAIN
  - ELV(U) — ELEC — ELECTRIC UNDERGROUND CABLE
  - OIL — OIL — OIL PIPE
  - FW — FW — WATER MAIN (FOUL)
  - VODAFONE OWNED — VODAFONE (OWNED)
  - VODAFONE LEASED — VODAFONE (LEASED)
  - VIRGIN — VIRGIN
  - SITE BOUNDARY



- NOTES:**
1. ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
  2. ALL LAND BOUNDARIES TO BE CHECKED.
  3. ALL BASINS ARE DESIGN FOR THE 1in100 YEAR EVENT PLUS 40%CC.
  4. TOPOGRAPHICAL SURVEY TAKEN FROM SURVEY SOLUTIONS 31109NOLS-01A TO 30A DATED 12.5.21 AND 31109NGNG-1 TO 11 DATED 10.6.21 AND RICHARD JACKSON LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
  5. NO SOILS DATA HAS BEEN OBTAINED AT THE TIME OF DRAINAGE DESIGN.
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  7. EXISTING SERVICES HAVE BEEN AVOIDED WHERE POSSIBLE.

DETENTION BASIN SIZES	
SITE AREA/BASIN	VOLUME (m <sup>3</sup> ) / AREA @ 1m DEEP (m <sup>2</sup> )
1	
2	6164
3	
4	NOT USED
5	745
6A	2294
1E	10534
6B	4220
7	660
8A	3787
8B	5723
9A	880
9B	1441
9C	331
10A	16258
10B	7944
11	3568
12	13584
13	3976
14	2497
15A	5936
15B	3787
16	4944
17	7225
18	5936

REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project  
**ALINGTON ESTATE, LITTLE BARFORD**

Title  
**SURFACE WATER STRATEGY SHEET 2 OF 5**

Client  
**THE EXECUTORS OF THE LATE NIGEL ALINGTON**

Scale	Drawn	Date
1:2000 @ A1	MD	11 AUG 21
Job Manager	Checked	Approved
MD	MJD	MJD

**Richard Jackson Engineering Consultants**

847 The Crescent, Colchester, Essex CO4 9YQ Tel: 01206 228800  
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 5 Quern House, Mill Court, Great Shelford, Cambs CB22 5LD Tel: 01223 314794  
 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP Tel: 01603 230240  
 The Wheelhouse, Bonks Mill, Stonehouse, Gloucestershire GL10 3BF Tel: 01172 020070  
 Email Address: mail@rj.co.uk Website: http://www.rj.co.uk

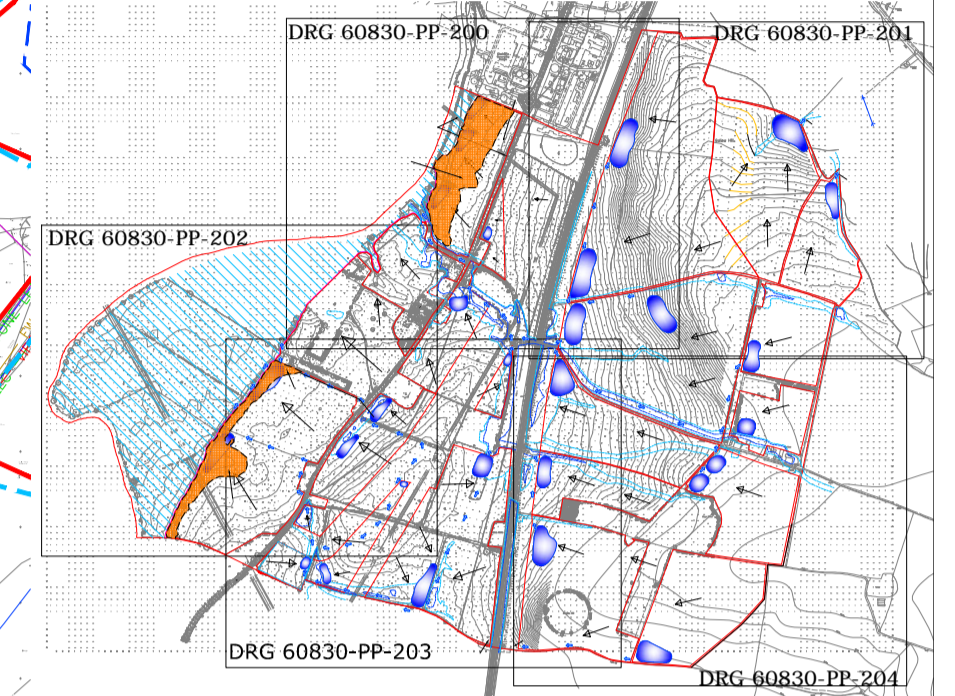
Drawing No.	Revision
<b>60830-PP-201</b>	
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DO NOT SCALE

- KEY:**
- INDICATIVE SITE BOUNDARY
  - CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021)
  - INTERPRETED CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021), WHERE NO TOPOGRAPHICAL DATA IS PROVIDED
  - EXTENT OF FLOOD RISK ZONE 2/3
  - POTENTIAL LAND RAISING AREA
  - OVERLAND FLOW ROUTING AND ROUTES FOR SURFACE WATER OUTFALL
  - LAND FALL DIRECTION
  - SITE 1** SITE REFERENCE AND AREA IN HECTARES
  - 1 in 100 OVERLAND SURFACE WATER FLOOD MAPPING
  - 1 in 1000 OVERLAND SURFACE WATER FLOOD MAPPING
  - ATTENUATION BASIN AREA FOR DEVELOPMENT AREAS ACROSS SITE

- KEY:**
- ELEC OVERHEAD CABLE
  - BT OVERHEAD CABLE
  - BT UNDERGROUND CABLE
  - WATER MAIN (POTABLE)
  - GAS MAIN
  - ELECTRIC UNDERGROUND CABLE
  - OIL PIPE
  - WATER MAIN (FOUL)
  - VODAFONE (OWNED)
  - VODAFONE (LEASED)
  - VIRGIN
  - SITE BOUNDARY



- NOTES:**
1. ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
  2. ALL LAND BOUNDARIES TO BE CHECKED.
  3. ALL BASINS ARE DESIGN FOR THE 1in100 YEAR EVENT PLUS 40%CC.
  4. TOPOGRAPHICAL SURVEY TAKEN FROM SURVEY SOLUTIONS 31109NOLS-01A TO 30A DATED 12.5.21 AND 31109NGNG-1 TO 11 DATED 10.6.21 AND RICHARD JACKSON LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
  5. NO SOILS DATA HAS BEEN OBTAINED AT THE TIME OF DRAINAGE DESIGN.
  6. ALL DETAILS ARE SUBJECT TO PLANNING AUTHORITY APPROVAL, ANGLIAN WATER, HIGHWAY AUTHORITY OR THE LLFA SPECIFICATION/APPROVAL.
  7. EXISTING SERVICES HAVE BEEN AVOIDED WHERE POSSIBLE.

REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

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Project  
**ALINGTON ESTATE, LITTLE BARFORD**

Title  
**SURFACE WATER STRATEGY  
SHEET 3 OF 5**

Client  
**THE EXECUTORS OF THE  
LATE NIGEL ALINGTON**

Scale 1:2000 @ A1	Drawn MD	Date 11 AUG 21
Job Manager MJD	Checked MJD	Approved MJD

**Richard Jackson**  
Engineering Consultants

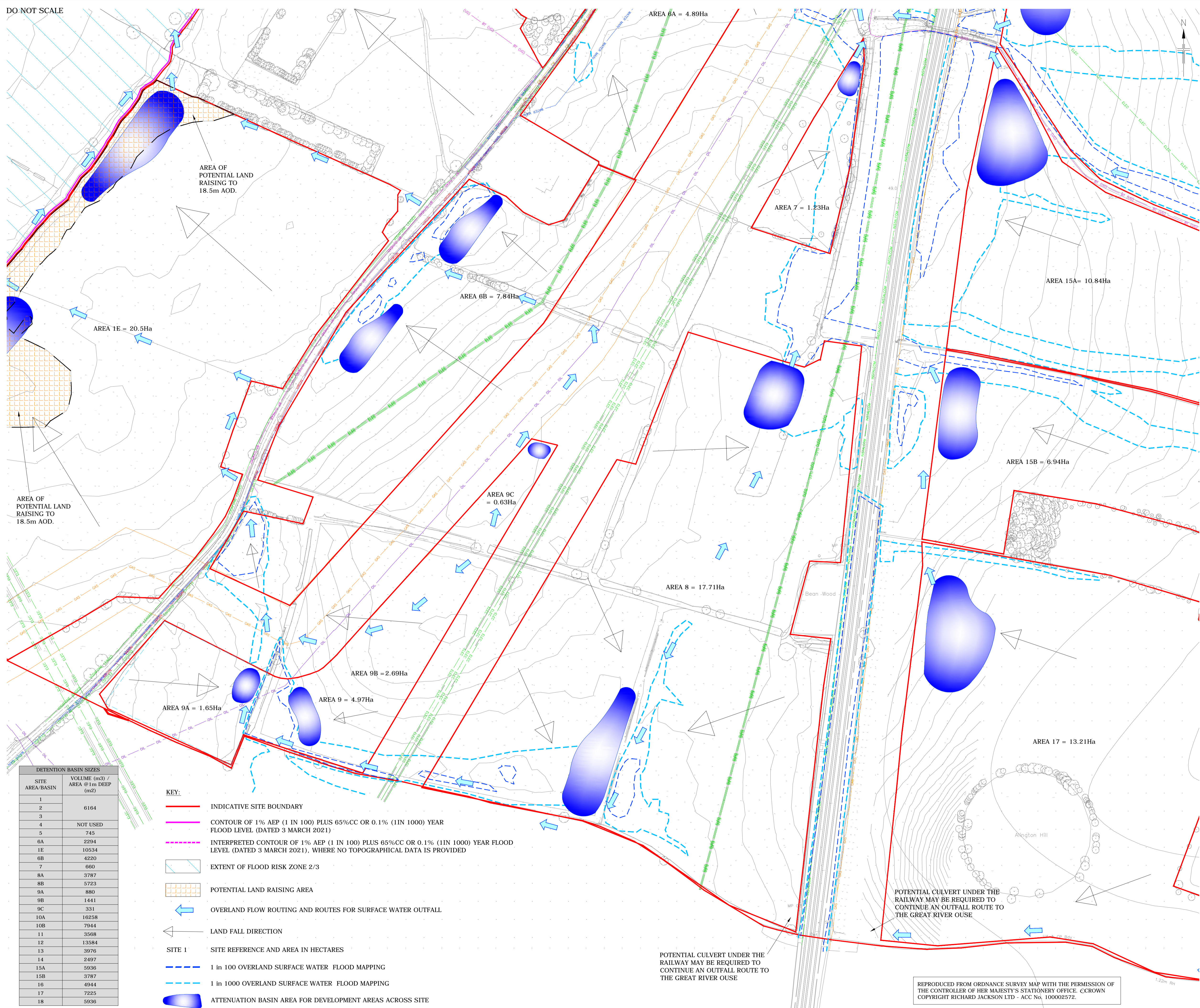
847 The Crescent, Colchester, Essex CO4 9YQ Tel: 01206 228800  
 Unit 06C130, 6th Floor, 1 St. Katherine's Way, London, E1W 1UN Tel: 020 7448 9910  
 5 Quern House, Mill Court, Great Shelford, Cambs CB22 5LD Tel: 01223 314794  
 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP Tel: 01603 230240  
 The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3BF Tel: 01172 020070  
 Email Address: mail@rj.co.uk Website: http://www.rj.co.uk

Drawing No. <b>60830-PP-202</b>	Revision
Drawing Status <input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> APPROVAL <input type="checkbox"/> COSTING <input type="checkbox"/> TENDER <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> AS CONSTRUCTED	

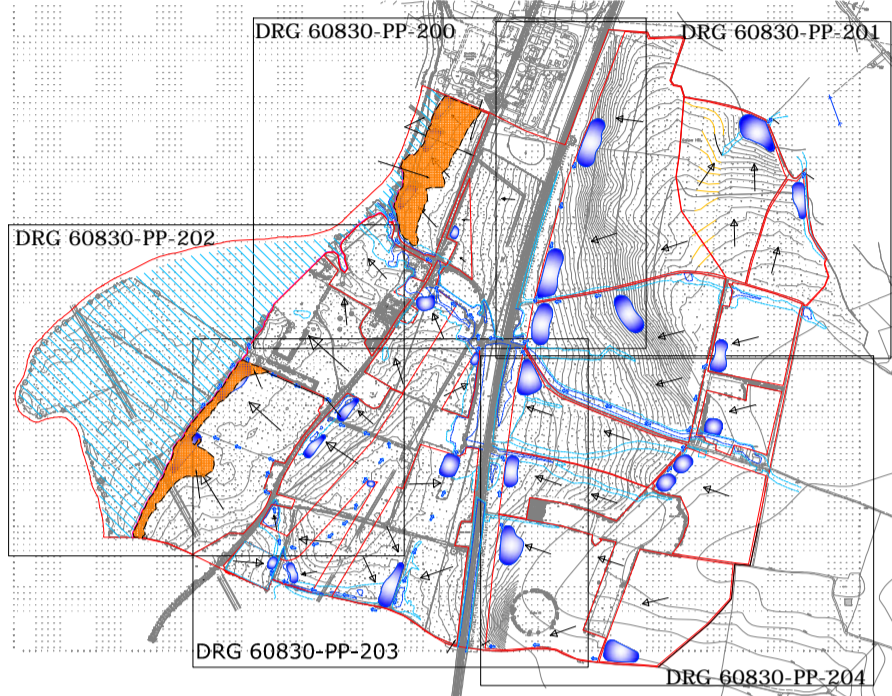
DETENTION BASIN SIZES	
SITE AREA/BASIN	VOLUME (m3) / AREA @1m DEEP (m2)
1	
2	6164
3	
4	NOT USED
5	745
6A	2294
1E	10534
6B	4220
7	600
8A	3787
8B	5723
9A	880
9B	1441
9C	331
10A	16258
10B	7944
11	3568
12	13584
13	3976
14	2497
15A	5936
15B	3787
16	4944
17	7225
18	5936

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DO NOT SCALE



- KEY:**
- ELEC ELEC ELECTRICITY OVERHEAD CABLE
  - BT O/H/HEAD BT OVERHEAD CABLE
  - BT (UG) BT UNDERGROUND CABLE
  - WATER MAIN WATER MAIN (POTABLE)
  - GAS GAS GAS MAIN
  - E(U)UG ELECTRIC UNDERGROUND CABLE
  - OIL OIL OIL PIPE
  - FW FW WATER MAIN (FOUL)
  - VODAFONE OWNED VODAFONE (OWNED)
  - VODAFONE LEASED VODAFONE (LEASED)
  - VIRGIN VIRGIN
  - SITE BOUNDARY



- NOTES:**
1. ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
  2. ALL LAND BOUNDARIES TO BE CHECKED.
  3. ALL BASINS ARE DESIGN FOR THE 1in100 YEAR EVENT PLUS 40%CC.
  4. TOPOGRAPHICAL SURVEY TAKEN FROM SURVEY SOLUTIONS 31109NOLS-01A TO 30A DATED 12.5.21 AND 31109NGNG-1 TO 11 DATED 10.6.21 AND RICHARD JACKSON LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
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  7. EXISTING SERVICES HAVE BEEN AVOIDED WHERE POSSIBLE.

REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

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Project  
**ALINGTON ESTATE, LITTLE BARFORD**

Title  
**SURFACE WATER STRATEGY SHEET 4 OF 5**

Client  
**THE EXECUTORS OF THE LATE NIGEL ALINGTON**

Scale 1:2000 @ A1	Drawn MD	Date 11 AUG 21
Job Manager MJD	Checked MJD	Approved MJD

**Richard Jackson Engineering Consultants**

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 Unit 06C130, 6th Floor, 1 St. Katherine's Way, London, E1W 1UN Tel: 020 7448 9910  
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 The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 2BF Tel: 01172 020070  
 Email Address: mail@rj.uk.com Website: http://www.rj.uk.com

Drawing No. <b>60830-PP-203</b>	Revision
Drawing Status	
<input checked="" type="checkbox"/> INFORMATION	<input type="checkbox"/> APPROVAL
<input type="checkbox"/> TENDER	<input type="checkbox"/> AS CONSTRUCTED

**DETENTION BASIN SIZES**

SITE AREA/BASIN	VOLUME (m3) / AREA @ 1m DEEP (m2)
1	
2	6164
3	
4	NOT USED
5	745
6A	2294
1E	10534
6B	4220
7	660
8A	3787
8B	5723
9A	880
9B	1441
9C	331
10A	16258
10B	7944
11	3568
12	13584
13	3976
14	2497
15A	5936
15B	3787
16	4944
17	7225
18	5936

- KEY:**
- INDICATIVE SITE BOUNDARY
  - CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021)
  - INTERPRETED CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021), WHERE NO TOPOGRAPHICAL DATA IS PROVIDED
  - EXTENT OF FLOOD RISK ZONE 2/3
  - POTENTIAL LAND RAISING AREA
  - OVERLAND FLOW ROUTING AND ROUTES FOR SURFACE WATER OUTFALL
  - ↙ LAND FALL DIRECTION
  - SITE 1**
  - 1 in 100 OVERLAND SURFACE WATER FLOOD MAPPING
  - 1 in 1000 OVERLAND SURFACE WATER FLOOD MAPPING
  - ATTENUATION BASIN AREA FOR DEVELOPMENT AREAS ACROSS SITE

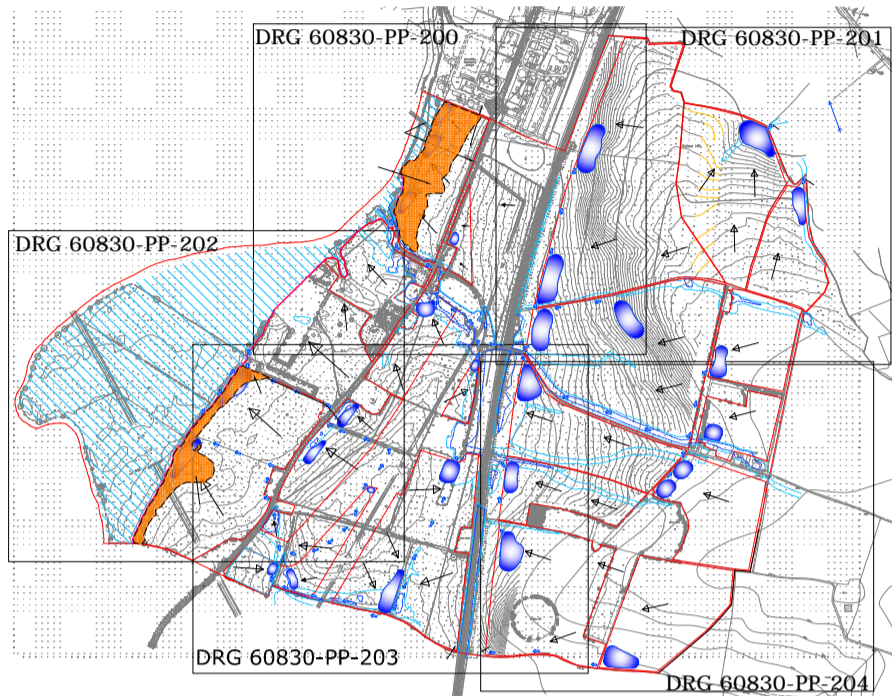
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DO NOT SCALE



DETENTION BASIN SIZES	
SITE AREA/BASIN	VOLUME (m <sup>3</sup> ) / AREA @1m DEEP (m <sup>2</sup> )
1	
2	6164
3	
4	NOT USED
5	745
6A	2294
1E	10534
6B	4220
7	660
8A	3787
8B	5723
9A	880
9B	1441
9C	331
10A	16258
10B	7944
11	3568
12	13584
13	3976
14	2497
15A	5936
15B	3787
16	4944
17	7225
18	5936

- KEY:**
- ELEC ELEC ELECTRICITY OVERHEAD CABLE
  - BT O/H/HEAD BT OVERHEAD CABLE
  - BT (UG) BT (UG) BT UNDERGROUND CABLE
  - WATER MAIN WATER MAIN (POTABLE)
  - GAS GAS GAS MAIN
  - ELV(UG) ELECTRIC UNDERGROUND CABLE
  - OIL OIL OIL PIPE
  - FW FW WATER MAIN (FOUL)
  - VODAFONE OWNED VODAFONE (OWNED)
  - VODAFONE LEASED VODAFONE (LEASED)
  - VIRGIN VIRGIN
  - SITE BOUNDARY



- NOTES:**
- ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
  - ALL LAND BOUNDARIES TO BE CHECKED.
  - ALL BASINS ARE DESIGN FOR THE 1in100 YEAR EVENT PLUS 40%CC.
  - TOPOGRAPHICAL SURVEY TAKEN FROM SURVEY SOLUTIONS 31109NOLS-01A TO 30A DATED 12.5.21 AND 31109NGNG-1 TO 11 DATED 10.6.21 AND RICHARD JACKSON LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
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REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

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Project  
**ALINGTON ESTATE, LITTLE BARFORD**

Title  
**SURFACE WATER STRATEGY SHEET 5 OF 5**

Client  
**THE EXECUTORS OF THE LATE NIGEL ALINGTON**

Scale	Drawn	Date
1:2000 @ A1	MD	11 AUG 21
Job Manager	Checked	Approved
MJD	MJD	MJD

**Richard Jackson Engineering Consultants**

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 The Wheelhouse, Bonks Mill, Stonehouse, Gloucestershire GL10 3BF Tel: 01172 020070  
 Email Address: mail@rj.co.uk Website: http://www.rj.co.uk

Drawing No. **60830-PP-204** Revision

Drawing Status		
<input checked="" type="checkbox"/> INFORMATION	<input type="checkbox"/> APPROVAL	<input type="checkbox"/> COSTING
<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS CONSTRUCTED

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