

Consulting Civil & Structural Engineers

SURFACE WATER DRAINAGE SCHEME

For

PROPOSED ECO LODGES AT EAVES HALL, MOOR LANE, WEST BRADFORD, CLITHEROE, BB7 3JG

For

EMPORIA LEISURE LTD

Project No.: 10855						
Issue Date	Revision	Status	Issued By	Checked By		
06.09.2021		For Approval	R E Ford	S J Reid		

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1.0 INTRODUCTION

- 1.1 This surface water drainage scheme has been produced on behalf of Emporia Leisure Ltd to discharge Condition 14 of the planning approval from Ribble Valley Borough Council (Reference 3/2020/0544) for the construction of 15no. eco lodges and associated infrastructure at Eaves Hall, Moor Lane, West Bradford, Clitheroe, BB7 3JG. A location plan is included within Appendix A.
- 1.2 Condition 14 states the following:

No development shall commence until final details of the design and implementation of an appropriate surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) A final surface water drainage layout plan; appropriately labelled to include all pipe / structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD);
- b) A full set of flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an appropriate allowance for climate change and urban creep. The calculations must demonstrate that surface water runoff from the application site will not exceed existing pre-development surface water runoff rates and volumes for the corresponding rainfall intensity.
- c) A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network.
- *d)* Confirmation of how surface water will be managed within any non-drained areas of the site, i.e. verges, gardens and public open space.
- *e)* A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;
- *f)* Details of any measures taken to prevent flooding and pollution of the receiving groundwater and / or surface waters, including watercourses; and
- g) Details of how the surface water drainage network will be managed and maintained over the lifetime of the development.

The scheme shall be implemented in accordance with the approved details prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

1.3 This drainage scheme is to discharge Condition 14 of the planning approval. It describes the existing site conditions and proposed development. It assesses the potential impact of proposals on existing drainage and includes a proposed scheme for the provision of new drainage to serve the proposed development.

2.0 BASE INFORMATION

Existing site

- 2.1 The proposal relates to a piece of land within the Eaves Hall estate, approx. 150m to the north of Eaves Hall. Moor Lane lies along the site's eastern boundary. The site is approx. 1.8 hectare in size.
- 2.2 The majority of the land currently comprises grassland with mature trees along the line of the watercourse that lies within the site along its western boundary. A smaller watercourse lies along the eastern boundary with Moor Lane.
- 2.3 Access to the site is from Moor Lane through a gate at its south-eastern corner via a compacted gravel track that loops round towards Eaves Hall to the south.
- 2.4 The site falls towards the south, a level of approx. 134.5m AOD along its northern boundary and a level approx. 121.3m AOD along its southern boundary.

Site geology

- 2.5 The online Soilscapes Viewer has identified the site lying in a region characterised by slowly permeable seasonally wet acid loamy and clayey soils with impeded drainage that are not conducive to infiltration techniques.
- 2.6 The Flood Risk Assessment and Outline Drainage Strategy accompanying the planning application stated that infiltration methods such as soakaways are unlikely to be feasible on the account of deep deposits of silty clay and boulder clay expected below the site.

Understanding of existing drainage local to the site

- 2.7 The site is drained by the watercourses that lie along the site's western and eastern boundaries.
- 2.8 The watercourse within the western site boundary is Greg Sike, flowing southeast, discharging into the River Ribble over 1.4km away. The watercourse running adjacent to Moor Lane along the eastern boundary of the site flows towards West Bradford Brook to the east and ultimately the River Ribble.
- 2.9 United Utilities sewer records identify a public combined sewer running south eastwards along the line of the public right of way that lies within the land immediately to the east of Moor Lane opposite the site. The sewer enters Moor

Lane at the site's south eastern corner and continues to run to the southeast along Moor Lane. The sewer records are included within Appendix B.

Proposed development

- 2.10 The proposal is for a small-scale tourism development of 15 self-catering ecolodges on the site to provide additional accommodation for Eaves Hall.
- 2.11 Pedestrian access will be via gravel pathways and a car park on the south side will provide 20 parking spaces including two disabled spaces.

3.0 PROPOSED SURFACE WATER DRAINAGE SCHEME

- 3.1 The proposed surface water drainage layout is included within Appendix C.
- 3.2 In accordance with the National Standards for Sustainable Drainage, the drainage scheme should incorporate the use of Sustainable Drainage (SUDS) where possible. The approach promotes the use infiltration features in the first instance. If drainage cannot be achieved solely through infiltration due to site conditions or contamination risks, the preferred options are (in order of preference):
 - (i) a controlled discharge to a local waterbody or watercourse, or
 - a controlled discharge into the public sewer network (depending on availability and capacity).
- 3.3 The rate and volume of discharge should strive to provide betterment and be restricted to the pre-development values as far as practicable.
- 3.4 The site has been identified as lying in a region characterised by slowly permeable seasonally wet acid loamy and clayey soils with impeded drainage that are not conducive to infiltration techniques due to the deep deposits of silty clay and boulder clay expected below the site.
- 3.5 The watercourse Greg Sike lies within the western site boundary and flows southeast to discharge into the River Ribble over 1.4km away.
- 3.6 The majority of the site comprises grassland and has a fall to the south. The layout of the site locates the eco-lodges to the north of the site access and car parking area that lie adjacent to the site's southern boundary.
- 3.7 At the completion of the development the area of the site where the lodges are located will remain grassland as the lodges will be sited over the existing ground, pedestrian access to the lodges will be via gravel pathways and no positive surface water drainage will be provided within the area of the site where the lodges are to be sited, enabling rainwater falling onto the lodges and pathways to runoff to adjacent ground. There will be an element of infiltration into the ground and water will be held up by the grass and landscaped areas.
- 3.8 Swale basins have been incorporated into the site design and are located within the areas of grassland in between the lodges to intercept and store any surface

water runoff from this area of the development site that does not infiltrate or evaporate, prior to entering the watercourses. The surface water runoff from this area of the site will therefore behave as it currently does, mimicking the natural drainage patterns, and the surface water runoff regime of the site will not be altered.

- 3.9 Surface water runoff from the access road and car parking area will be collected by a combination of French drains and swales and be controlled to 5 l/s prior to a discharge being made into the Greg Sike watercourse via a swale that is to run along the western part of the site's southern boundary. A maximum of 87m³ of storage will be required to cater for the 100 year storm event plus 40% added for climate change and is contained within the swale. The swales will provide water treatment.
- 3.10 A surface water drainage design has been carried out for the 100 year critical rain storm plus 40% on stored volumes. The design is included within Appendix D.

4.0 MANAGEMENT AND MAINTENANCE PLAN

- 4.1 The maintenance responsibilities for the various drainage features of the scheme will be with the site operator.
- 4.2 The table below lists the various drainage features utilised within the proposed drainage design along with the maintenance regime that should be followed.

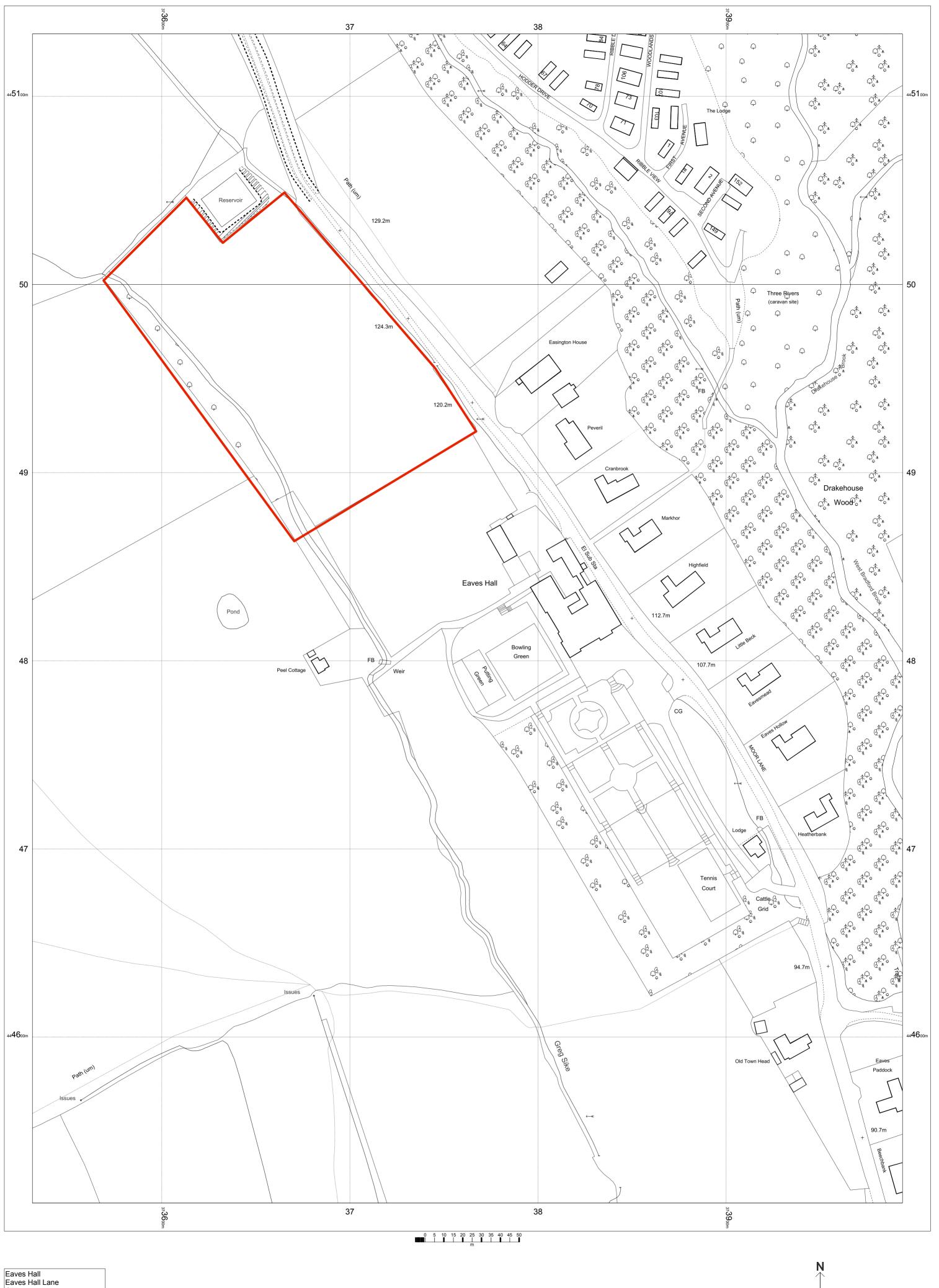
SURFACE WATER DRAINAGE FOR THE ACCESS ROAD AND CAR PARKING AREA						
Regular maintenance	Frequency					
Manhole covers are securely in place. Specialist operatives with current confined spaces training to lift covers and visually inspect manholes to ensure they are kept clear of leaves, debris, silt, etc. Check drainage pipes are operating as expected.	Annually or when notified.					
Occasional tasks	Frequency					
Specialist operatives with current confined spaces training to remove debris and silt from the manholes to ensure outlets are kept clear of debris to ensure adequate drainage.	As required from regular maintenance inspection to trigger works.					
Remedial work	Frequency					
The specialist operatives are to advise the management company of any repair works necessary to the manholes. Drains heavily blocked or damaged to be jetted / repaired.	As required from regular maintenance inspection to trigger works.					
WATERCOURSE / SWALES						
Regular maintenance	Frequency					
Visually inspect watercourse and swales to ensure they are kept reasonably clear of leaves and debris etc. at surface. Inspection of inlet and outlet structures. Cutting of vegetation along length of open watercourse sections and swales so that	Annually. No triggers other than maintenance to be taken on regular schedule. Frequency varies, vegetation will require cutting more often in summer / spring months					
the watercourse and swales don't become overgrown.	than autumn / winter months. To be cut as required. No triggers other than maintenance to be taken on regular schedule. Frequency					
Maintenance of watercourse and swales	As required. Indicator of problem / trigger for					
profile should scour or erosion or build-up of silt occur. Repair of inlets and outlets.	maintenance when significant watercourse or swale scour and erosion or build-up of silt has occurred.					

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This surface water drainage scheme has been produced on behalf of Emporia Leisure Ltd to discharge Condition 14 of the planning approval from Ribble Valley Borough Council (Reference 3/2020/0544) for the construction of 15no. eco lodges and associated infrastructure at Eaves Hall, Moor Lane, West Bradford, Clitheroe, BB7 3JG.
- 5.2 Surface water runoff from the lodges and pathways will runoff to the adjacent ground. Swale basins have been incorporated into the site design and are located within the areas of grassland in between the lodges to intercept and store any surface water runoff from this area of the development site that does not infiltrate or evaporate, prior to entering the watercourses. The surface water runoff from this area of the site will therefore behave as it currently does, mimicking the natural drainage patterns, and the surface water runoff regime of the site will not be altered.
- 5.3 Surface water runoff from the access road and car parking area will be collected by a combination of French drains and swales and be controlled to 5 l/s prior to a discharge being made into the Greg Sike watercourse via a swale that is to run along the western part of the site's southern boundary.

APPENDIX A

LOCATION PLAN



Eaves Hall Lane Clitheroe Lancashire BB7 3JG Utaro and U

OS Mastermap 28 November 2012, ID: MDP-00192997 www.mapdataportal.co.uk

1:1250 scale print at A2, Centre: 373762 E, 444823 N

©Crown Copyright. Licence no. 100019980

Mapping Ordnance Malcolm Hughes Ltd Tel: 0161 926 0650 **APPENDIX B**

UNITED UTILITIES SEWER RECORDS



Wastewater Symbology

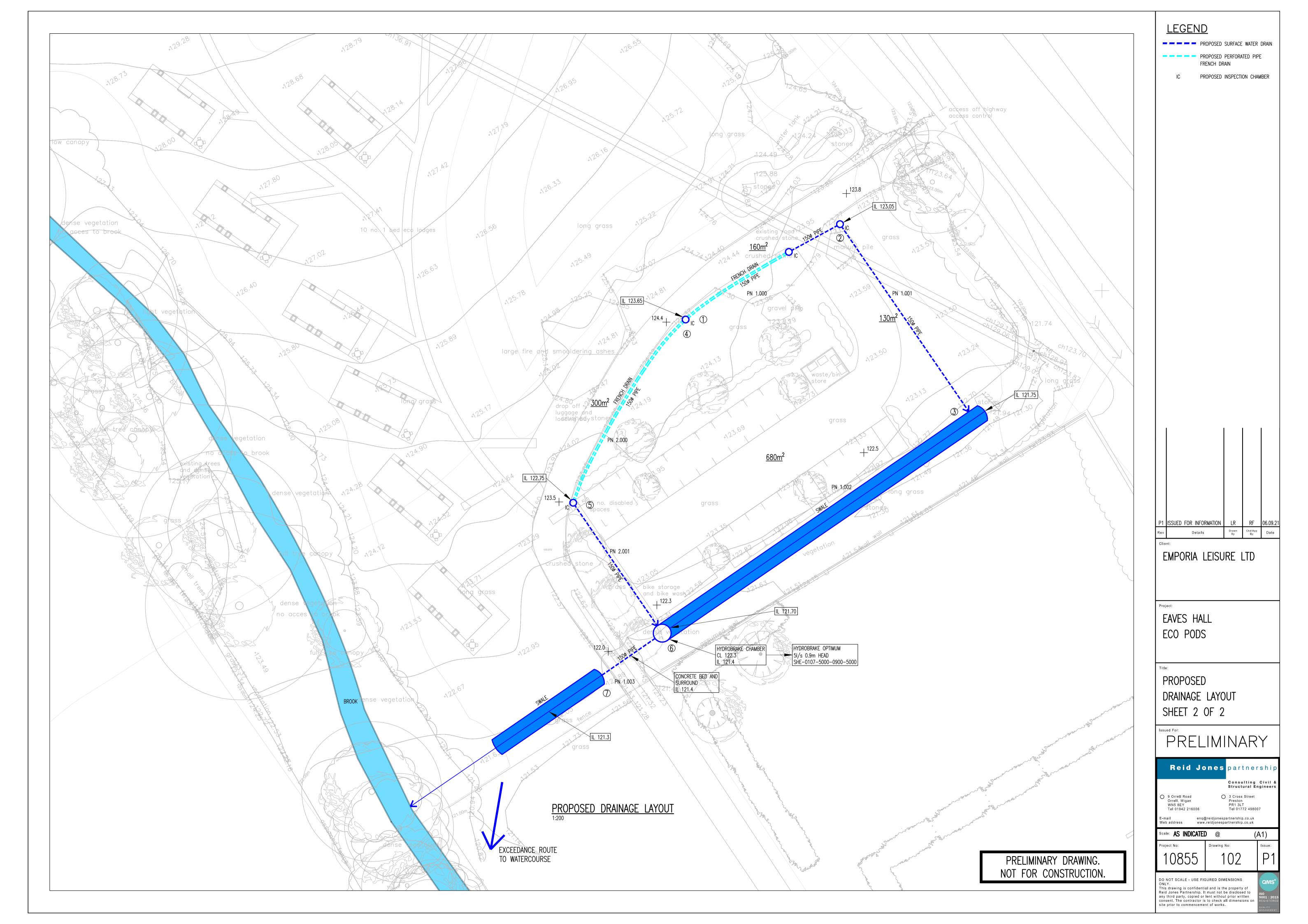
Abandoned	Foul	Surface Water	Combined	
				Public Sewer
				Private Sewer
				Section 104
+++++ > +++++++++++++++++++++++++++++++	····			Rising Main
`				Sludge Main
				Overflow
				Water Course
				Highway Drain

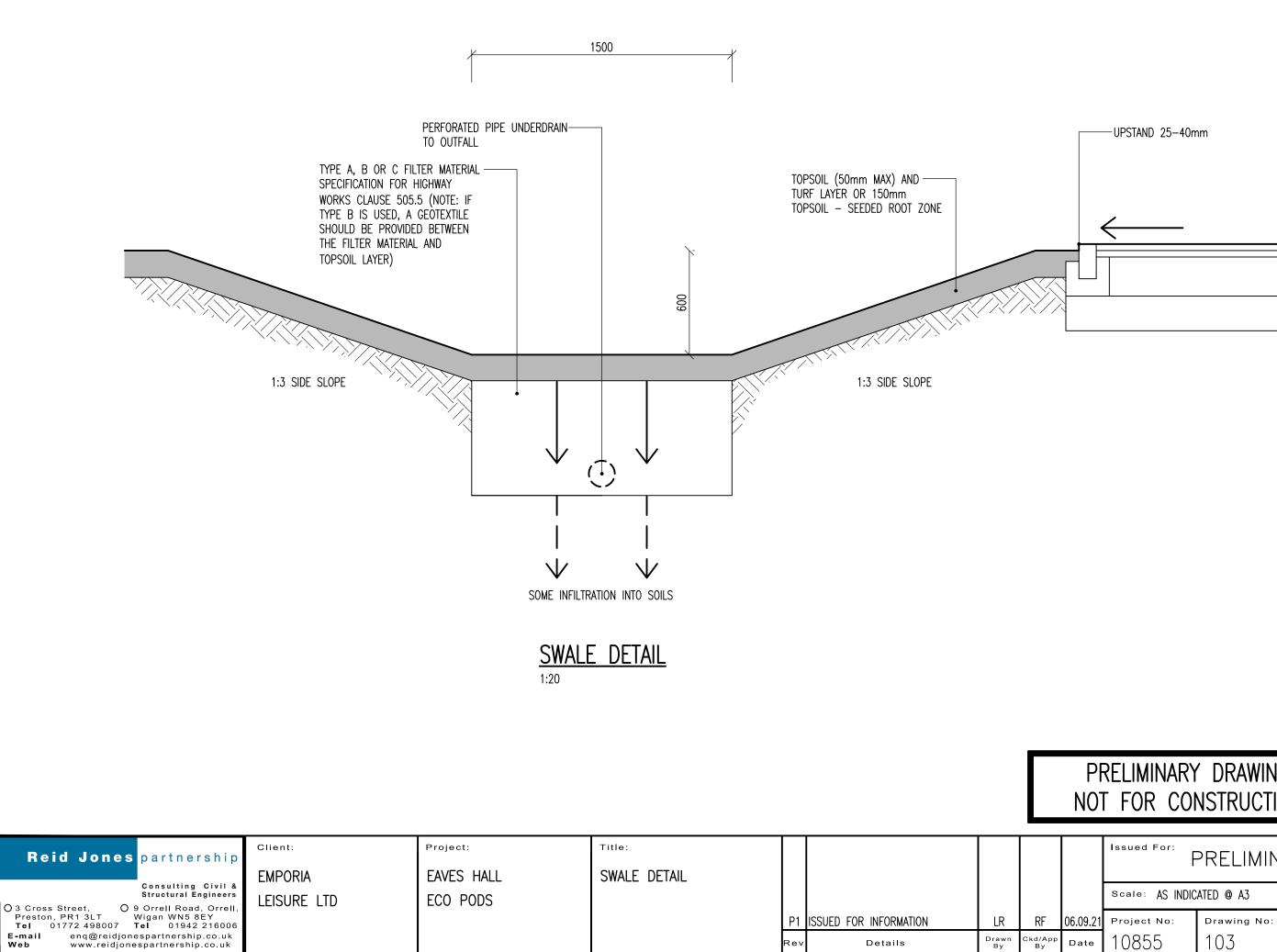
All point assets follow the standard colour convention:	red – combinedbrown - foulblue – surface waterpurple - overflow
 Manhole Head of System Extent of Survey Rodding Eye Rodding Eye Inlet Discharge Point Vortex Vortex Penstock Valve Valve Air Valve Non Return Valve Soakaway Gully Cascade Flow Meter 	blue – surface water purple - overflow Side Entry Manhole Outfall Outfall Screen Chamber Inspection Chamber Inspection Chamber Bifurcation Chamber Bifurcation Chamber Lamp Hole T Junction / Saddle Catchpit Valve Chamber Vent Column Vortex Chamber Penstock Chamber Network Storage Tank Sewer Overflow Ww Treatment Works Ww Pumping Station Weither
Hatch Box Image: Second sec	

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	underground apparat	Property Searches			
		accept liability for any loss or da hts 2017 Ordnance Survey 1000			

APPENDIX C

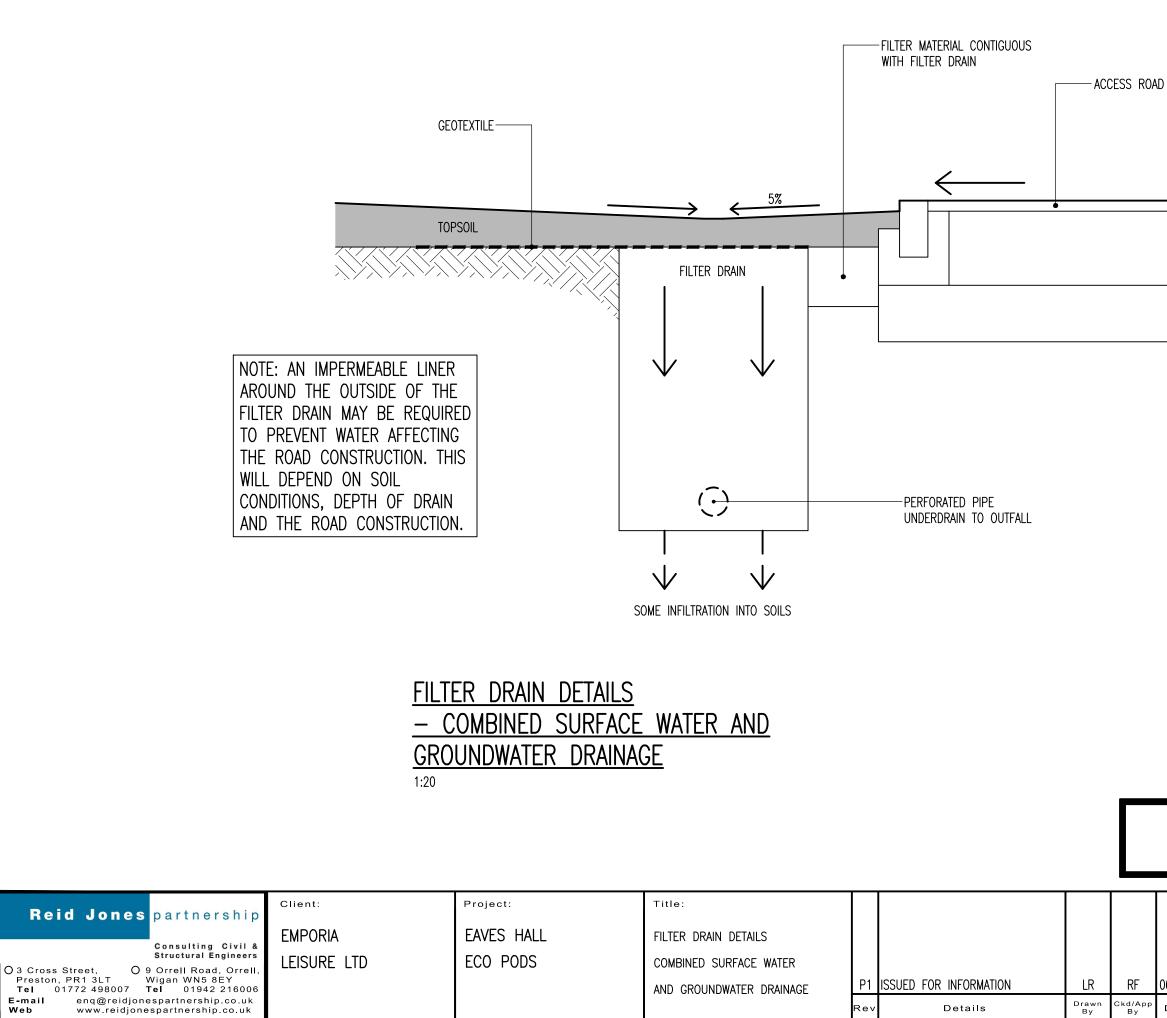
PROPOSED SURFACE WATER DRAINAGE LAYOUT AND DETAILS





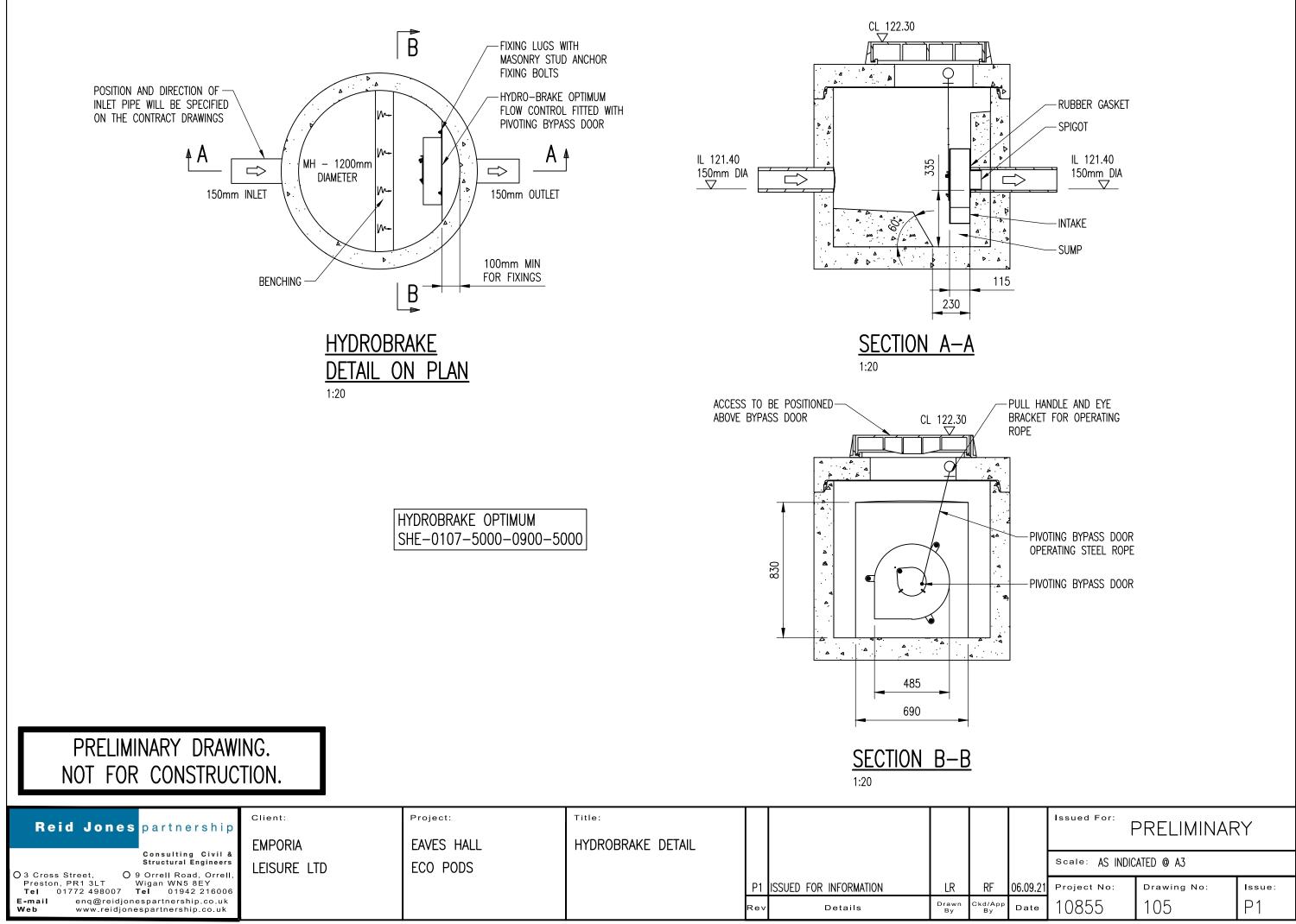
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APPENDIX D

SURFACE WATER DRAINAGE DESIGN



Design Settings

Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00
Return Period (years)	2	Maximum Rainfall (mm/hr)	75.0
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00
FSR Region	England and Wales	Connection Type	Level Soffits
M5-60 (mm)	19.900	Minimum Backdrop Height (m)	0.200
Ratio-R	0.250	Preferred Cover Depth (m)	0.450
CV	0.750	Include Intermediate Ground	\checkmark
Time of Entry (mins)	5.00	Enforce best practice design rules	\checkmark

<u>Nodes</u>

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Depth (m)
1	0.016	5.00	124.400	1200	0.750
2			123.800	1200	0.750
3	0.047	5.00	122.500		0.750
4	0.030	5.00	124.400	1200	0.750
5			123.500	1200	0.750
6	0.034	5.00	122.300		0.900
7			122.000	1200	0.700

<u>Links</u>

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.000	1	2	30.000	0.600	123.650	123.050	0.600	50.0	150	5.35	53.6
1.001	2	3	30.000	0.600	123.050	121.750	1.300	23.1	150	5.59	52.7
1.002	3	6	50.000	0.320	121.750	121.700	0.050	1000.0	600	21.83	28.2
2.000	4	5	30.000	0.600	123.650	122.750	0.900	33.3	150	5.29	53.8
2.001	5	6	20.000	0.600	122.750	121.400	1.350	14.8	150	5.41	53.3
1.003	6	7	10.000	0.320	121.400	121.300	0.100	100.0	150	26.59	25.4

Name	Vel (m/s)	Cap (I/s)	Flow (I/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)
1.000	1.426	25.2	2.3	0.600	0.600	0.016	0.0
1.001	2.105	37.2	2.3	0.600	0.600	0.016	0.0
1.002	0.051	101.6	4.8	0.150	0.000	0.063	0.0
2.000	1.749	30.9	4.4	0.600	0.600	0.030	0.0
2.001	2.630	46.5	4.3	0.600	0.750	0.030	0.0
1.003	0.035	0.6	8.8	0.750	0.550	0.127	0.0

CAUSEWAY 😜	Reford Consult	ing Engineers Lt	File: eaves hall.pfd Network: Storm Network Bob Ford 25/08/2021			Page 2							
Pipeline Schedule													
LinkLength (m)Slop (1:X)1.00030.000501.00130.000231.00250.00010002.00030.000332.00120.000141.00310.000100	(mm) T 0.0 150 Cir 3.1 150 Cir 0.0 600 sw 3.3 150 Cir 1.8 150 Cir	ink US CL ype (m) cular 124.400 cular 123.800 ale 122.500 cular 124.400 cular 123.500 cular 122.300 Lir 1.0 1.0 1.0 1.0	(m) 123.650 123.050 121.750 123.650 122.750 121.400 nk 00 01	(m) 0.600 12 0.600 12 0.150 12 0.600 12 0.600 12	2.500 2.300 3.500 2.300	DS IL (m) 123.050 121.750 121.700 122.750 121.400 121.300	DS Depth (m) 0.600 0.600 0.000 0.600 0.750 0.550						
	2.000												
2.001 1.003													
Simulation Settings													
Rainfall MethodologyFSRAnalysis SpeedNormalFSR RegionEngland and WalesSkip Steady StatexM5-60 (mm)19.900Drain Down Time (mins)240Ratio-R0.250Additional Storage (m³/ha)20.0Summer CV0.750Check Discharge Rate(s)xWinter CV0.840Check Discharge Volumex													
15 30 60) 120 1	.80 240	360 480	600	720	960	1440						
Re	eturn Period C (years)	limate Change (CC %)	Additional Area (A %)		nal Flow .%)								
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Replaces Downstre	evel (m) 121.4 epth (m) 0.900) Min Out	Objectiv Sump Availab Product Numbe let Diameter (m e Diameter (mn	le √ er CTL-SH n) 0.150		ipstream s 5000-0900	-						
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	<u>No</u>	de 5 Link Surroun	d Storage Strue	<u>cture</u>									
Base Inf Coefficient (m, Side Inf Coefficient (m, Safety Fac	/hr) 0.00000 ctor 2.0	Inve Time to half e pyright © 1988-20	ert Level (m) empty (mins)	0.30 122.750 0	Diame	Link Ind Shape eter (mm)	2.000 (Trench) 600						



Results for 1 year Critical Storm Duration. Lowest mass balance: 98.15%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (I/s)	Node Vol (m³)	Flood (m³)	Status
15 minute winter	1	10	123.679	0.029	1.9	0.0449	0.0000	ОК
15 minute winter	2	11	123.073	0.023	1.8	0.0279	0.0000	ОК
360 minute winter	3	264	121.869	0.119	1.7	0.1495	0.0000	ОК
15 minute winter	4	10	123.686	0.036	3.6	0.0699	0.0000	ОК
15 minute winter	5	11	122.778	0.028	3.5	0.0336	0.0000	ОК
360 minute winter	6	264	121.869	0.469	2.8	0.3546	0.0000	SURCHARGED
360 minute winter	7	264	121.328	0.028	1.0	0.0000	0.0000	ОК

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (I/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m ³)
15 minute winter	1	1.000	2	1.8	0.920	0.073	0.0604	
15 minute winter	2	1.001	3	1.9	1.222	0.050	0.1001	
360 minute winter	3	1.002	6	1.3	0.013	0.012	14.0216	
15 minute winter	4	2.000	5	3.5	1.289	0.114	0.0826	
15 minute winter	5	2.001	6	3.5	0.293	0.076	0.1986	
360 minute winter	6	1.003	7	1.0	0.085	1.653	0.0996	28.4



Re	sults for 30	year Critical S	Storm Duration.	Lowest mass balance: 98.15%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (I/s)	Node Vol (m³)	Flood (m³)	Status
15 minute winter	1	10	123.696	0.046	4.7	0.0716	0.0000	ОК
15 minute winter	2	11	123.086	0.036	4.6	0.0450	0.0000	ОК
480 minute winter	3	384	122.049	0.299	3.0	0.3748	0.0000	ОК
15 minute winter	4	10	123.708	0.058	8.8	0.1119	0.0000	ОК
15 minute winter	5	10	122.794	0.044	8.7	0.0543	0.0000	ОК
480 minute winter	6	384	122.049	0.649	3.6	0.4907	0.0000	FLOOD RISK
480 minute winter	7	384	121.331	0.031	1.2	0.0000	0.0000	ОК

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (I/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m ³)
15 minute winter	1	1.000	2	4.6	1.200	0.183	0.1158	
15 minute winter	2	1.001	3	4.6	1.305	0.123	0.2583	
480 minute winter	3	1.002	6	1.2	0.013	0.012	40.1613	
15 minute winter	4	2.000	5	8.7	1.652	0.281	0.1581	
15 minute winter	5	2.001	6	8.6	0.656	0.185	0.2187	
480 minute winter	6	1.003	7	1.2	0.099	1.957	0.1011	43.3



Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (I/s)	Node Vol (m³)	Flood (m³)	Status
15 minute winter	1	10	123.703	0.053	6.1	0.0822	0.0000	OK
15 minute winter	2	11	123.091	0.040	6.0	0.0520	0.0000	ОК
480 minute winter	3	448	122.132	0.382	3.8	0.4782	0.0000	ОК
15 minute winter	4	10	123.717	0.067	11.4	0.1294	0.0000	ОК
15 minute winter	5	10	122.800	0.050	11.2	0.0628	0.0000	ОК
480 minute winter	6	448	122.132	0.732	4.5	0.5531	0.0000	FLOOD RISK
480 minute winter	7	448	121.332	0.032	1.3	0.0000	0.0000	ОК

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (I/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m ³)
15 minute winter	1	1.000	2	6.0	1.289	0.238	0.1400	
15 minute winter	2	1.001	3	5.9	1.332	0.159	0.3043	
480 minute winter	3	1.002	6	1.1	0.013	0.011	55.3948	
15 minute winter	4	2.000	5	11.2	1.768	0.364	0.1913	
15 minute winter	5	2.001	6	11.1	0.822	0.239	0.2275	
480 minute winter	6	1.003	7	1.3	0.105	2.086	0.1017	46.9



Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 98.15%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (I/s)	Node Vol (m³)	Flood (m³)	Status
15 minute winter	1	10	123.713	0.063	8.5	0.0988	0.0000	OK
15 minute winter	2	11	123.098	0.048	8.4	0.0630	0.0000	OK
600 minute winter	3	570	122.276	0.526	4.4	0.6595	0.0000	OK
15 minute winter	4	10	123.732	0.082	15.9	0.1580	0.0000	OK
15 minute winter	5	10	122.810	0.060	15.7	0.0765	0.0000	OK
600 minute winter	6	570	122.276	0.876	5.2	0.6625	0.0000	FLOOD RISK
600 minute winter	7	570	121.334	0.034	1.4	0.0000	0.0000	ОК

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (I/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m ³)
15 minute winter	1	1.000	2	8.4	1.408	0.333	0.1790	
15 minute winter	2	1.001	3	8.3	1.377	0.222	0.3370	
600 minute winter	3	1.002	6	0.9	0.012	0.009	87.0399	
15 minute winter	4	2.000	5	15.7	1.919	0.508	0.2457	
15 minute winter	5	2.001	6	15.6	1.098	0.335	0.2416	
600 minute winter	6	1.003	7	1.4	0.115	2.300	0.1028	59.6