



DRAINAGE KEY

- SITE BOUNDARY
- EXISTING RISING MAIN
- EXISTING FOUL DRAINAGE (Ø100 UNLESS OTHERWISE STATED)
- EXISTING ASSUMED FOUL DRAINAGE (Ø100 UNLESS OTHERWISE STATED)
- END OF FW TRACE FROM CCTV SURVEY
- EXISTING STORM DRAINAGE (Ø150 UNLESS OTHERWISE STATED)
- EXISTING ASSUMED STORM DRAINAGE ROUTE (FROM CCTV SURVEY, TBC)
- END OF SW TRACE FROM CCTV SURVEY
- EXISTING SW RODDING EYE
- EXISTING FW RODDING EYE
- EXISTING RAINWATER PIPE
- EXISTING DRIVE GULLY
- EXISTING SOIL VENT PIPE
- PROPOSED PRIVATE FOUL DRAINAGE (Ø100 UNLESS OTHERWISE STATED)
- PROPOSED PRIVATE STORM DRAINAGE (Ø150 UNLESS OTHERWISE STATED)
- PROPOSED RODDING EYE
- PROPOSED RAINWATER PIPE
- PROPOSED SOIL VENTED PIPE (LOCATION CONFIRMED BY OTHERS, ABOVE GROUND RODDING ACCESS TO BE PROVIDED)
- PROPOSED PERFORATED PIPE (Ø150)
- PERMEABLE ASPHALT PAVING, CLEAN ANGULAR MATERIAL TYPE 4/20 SUB-BASE
- EXTENT OF EXISTING INFRASTRUCTURE
- EXISTING SEWER TO BE LOCATED PRIOR TO CONSTRUCTION, SEWER TO BE ABANDONED AND REMOVED IN FULL
- EXISTING MANHOLE TO BE LOCATED PRIOR TO CONSTRUCTION, MANHOLE TO BE ABANDONED AND REMOVED IN FULL
- PROPOSED RAINWATER HARVESTING TANK

EXCEEDANCE KEY

- OVERLAND EXCEEDANCE FLOWS FLOWS CORRESPOND TO A STORM EVENT IN EXCESS OF THE DESIGN STORM OF 1 IN 100 YEARS + 40% CLIMATE CHANGE

- GENERAL NOTES
- THIS DRAWING SHOULD NOT BE PRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF LINK ENGINEERING.
 - DO NOT SCALE FROM THIS DRAWING. UNITS ARE IN METRES UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR IS TO CHECK ALL INFORMATION PROVIDED PRIOR TO COMMENCING WORKS AND SEEK CLARIFICATION FROM THE ENGINEER IN RESPECT TO ANY AMBIGUITIES FOUND.
 - ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER SCHEME SPECIFIC DRAWINGS & SPECIFICATIONS.
 - BACKGROUND PLAN BASED ON TOPOGRAPHIC SURVEY DATA CREATED BY OTHERS AND SUPPLIED FOR THE PURPOSE OF CARRYING OUR ENGINEERING WORKS. WE CANNOT BE HELD RESPONSIBLE FOR THE CONTENT, COMPLETENESS AND ACCURACY PROVIDED TO US BY OTHERS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.
 - ALL DRAINAGE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATION'S PART H AND / OR THE LATEST SEWERAGE SECTOR GUIDANCE APPENDIX C DESIGN AND CONSTRUCTION GUIDANCE.
 - ALL PROPOSED CONNECTIONS TO EXISTING PUBLIC SEWERS WILL BE SUBJECT TO A S106 APPLICATION. THE APPLICATION IS REQUIRED TO BE SUBMITTED BY THE APPOINTED CONTRACTOR.
 - PRIOR TO CONSTRUCTION THE EXISTING OUTFALL LOCATIONS ARE TO BE CONFIRMED AND VERIFIED.
 - THE RUNOFF RATES HAVE BEEN CALCULATED IN ACCORDANCE WITH ENVIRONMENT AGENCY'S (EA) RAINFALL RUNOFF MANAGEMENT FOR DEVELOPMENTS REPORT - SC030219.
 - THE CLIMATE CHANGE ALLOWANCES FOR THE 3.3% AND 1% AEP ARE IN ACCORDANCE WITH EA'S GUIDANCE "FLOOD RISK ASSESSMENTS: CLIMATE CHANGE ALLOWANCES".
 - THE ATTENUATION STORAGE HAS BEEN DESIGNED TO ACCOMMODATE UP TO AND INCLUDING THE 1 IN 100 YEAR RETURN PERIOD INCLUDING CLIMATE CHANGE ALLOWANCE AS PER THE EA GUIDANCE.
 - ALL INVERT & COVER LEVELS ARE SUBJECT TO FURTHER DETAIL DESIGN AS THE SITE LAYOUT DEVELOPS.
 - THIS INFORMATION IS PROVIDED TO SUPPORT AN OUTLINE PLANNING APPLICATION.
 - FURTHER DETAILED DESIGN AND CONSIDERATION OF THE DRAINAGE IS TO BE PROVIDED AS PART OF FURTHER RESERVED MATTERS APPLICATIONS BASED ON DEVELOPED PARCEL LAYOUTS. THE INFORMATION ON THIS DRAWING SHOWS THE KEY PRINCIPALS OF THE DRAINAGE PROPOSALS DEMONSTRATING THAT A SUITABLE SCHEME CAN BE PROVIDED WITHIN THE DEVELOPMENT SITE.
 - A SITE SPECIFIC FLOOD RISK ASSESSMENT HAS BEEN PROVIDED TO SUPPORT THE PLANNING APPLICATION. THE USE OF SOURCE CONTROL SUDS IS ENCOURAGED WITHIN THIS DOCUMENT AND IT IS EXPECTED THAT MORE DETAIL OF THESE SUDS MEASURES WILL BE PROVIDED AT A LATER DATE. THESE SUDS MEASURES ARE LIKELY TO INCLUDE THE FOLLOWING, NOTE OTHER SYSTEMS COULD BE CONSIDERED ALSO;
 - RAINWATER HARVESTING
 - PERMEABLE PAVING
 - ALL EXISTING DRAINAGE OUTFALLS ARE TO BE PROVED BY APPROPRIATE SURVEY AND CCTV SYSTEM AS REQUIRED TO ESTABLISH CONNECTION AND CONDITION. ANY REQUIRED REMEDIAL WORKS WITHIN THE SITE AREA SHALL BE UNDERTAKEN AS PART OF THE WORKS.
 - APPROPRIATE DISCHARGE CONSENTS ARE TO BE PROVIDED FOR ALL CONNECTIONS TO THE EXISTING DRAINAGE SYSTEMS.
 - CONSIDERATION WITHIN THE DESIGN IS TO BE GIVEN TO ACCESS FOR MAINTENANCE OF SUDS FEATURES INCLUDING LAY-BYS AND ACCESS TRACK TO PONDS AND CONTROL DEVICES.

PO	INITIAL ISSUE:	29.01.26	DD
Rev.	Amendments	Date	By
Revisions			
Client			
Redwings Lodge			
Link ENGINEERING			
Find us @ www.linkeng.co.uk			
Project			
LE25124			
REDWINGS LODGE			
BALDOCK			
Drawing			
EXCEEDANCE FLOWS			
DIRECTION PLAN			
Scale @ A1			
1:250			
Drawn			
DD			
Checked			
WT			
Rev			
P0			