N

0 5m 10m 15m 20m 25m

Scale 1:200

B656 ROYSTON ROAD

tarmac

OYSTON ROAD

BOTTOM OF EXISTING BANK

EXISTING DITCH - DRAINING INTO SWALE (TO BE REALIGNED)

PROPOSED REALIGNMENT OF EXISTING DITCH

IL: TBC

PRECAST CONCRETE HEADWALL (D) CL:xx.xx IL.xx.xx

EXISTING DITCH - DRAINING INTO SWALE

PRECAST CONCRETE HEADWALL (C) CL:xx.xx IL.xx.xx

EXISTING SWALE 25m LONG x 1.0m WIDE x 1.0-1.5m DEEP (APPROX DIMENSIONS)

PRECAST CONCRETE HEADWALL (B) CL:68.00 IL.66.95

TWIN 0.45m DIA CONCRETE PIPES. GRADIENT, CROSS SECTIONAL AREA 0.32m², WHICH EXCEEDS THE 0.3m² REQUIRED

WATERCOURSE BED LEVEL AT CROSSING WITH PROPOSED ROAD =66.98m AOD HIGHWAY COVER LEVEL= 67.95

PRECAST CONCRETE HEADWALL (A) CL:67.70 IL.67.00

PERMEABLE PAVING
REF: = PP2
AREA: = 440.270m²

PERMEABLE PAVING
REF: = PP6
AREA: = 72.743m²

PERMEABLE PAVING
REF: = PP5
AREA: = 301.414m²

PERMEABLE PAVING
REF: = PP3
AREA: = 271.994m²

SWIC52 CL: 67.770 IL: 67.000

SWIC53 CL: 67.970 IL: 66.935

SWIC54 CL: 67.970 IL: 66.920

SWIC55 CL: 67.960 IL: 66.930

SWIC56 CL: 67.970 IL: 67.045

SWIC57 CL: 67.990 IL: 67.025

SWIC58 CL: 68.110 IL: 67.500

SWIC58A CL: 68.110 IL: 67.435

SWIC59 CL: 68.295 IL: 67.400

SWIC59A CL: 68.130 IL: 67.330

SWIC51 CL: 67.770 IL: 67.050

MHFW06 CL: 67.780 IL: 67.109

FWIC34 CL: 67.080 IL: 67.035

FWIC35 CL: 67.870 IL: 66.840

FWIC36 CL: 67.970 IL: 66.690

FWIC37 CL: 67.950 IL: 66.690

FWIC38 CL: 67.950 IL: 66.645

FWIC39 CL: 67.990 IL: 66.535

FWIC41 CL: 68.140 IL: 66.640

FWIC40 CL: 68.240 IL: 66.325

FWIC10 CL: 68.380 IL: 66.115

FWIC09 CL: 68.520 IL: 67.160

FWIC08 CL: 68.520 IL: 67.170

FWIC07 CL: 68.750 IL: 67.530

FWIC06 CL: 68.750 IL: 67.565

SWIC61 CL: 68.190 IL: 67.205

SWIC10 CL: 68.520 IL: 67.685

SWIC11 CL: 68.380 IL: 67.535

SWIC11A CL: 68.530 IL: 67.635

SWIC09 CL: 68.520 IL: 67.780

SWIC08 CL: 68.750 IL: 67.955

SWIC07 CL: 68.750 IL: 68.150

MHFW09 CL: 68.240 IL: 65.062 BD: 66.004

MHSW03 CL: 68.175 IL: 66.440

MHSW02 FLOW CONTROL DISCHRGE RATE 14.00l/s CL: 68.272 IL: 66.930

MHSW04 CL: 68.190 IL: 66.376

MHFW08 CL: 68.100 IL: 66.197

SWIC24 CL: 68.290 IL: 67.580

FWIC18 CL: 68.290 IL: 67.025

SWIC23 CL: 68.290 IL: 67.655

MHFW12 CL: 68.260 IL: 66.850

SWIC22 CL: 68.560 IL: 67.935

FWIC17 CL: 68.560 IL: 67.375

SWIC21 CL: 68.560 IL: 67.960

FWIC16 CL: 68.560 IL: 67.395

FWIC15 CL: 68.700 IL: 67.500

SWIC18 CL: 68.700 IL: 67.290

FWIC14 CL: 68.700 IL: 67.615

SWIC20 CL: 68.700 IL: 68.100

SWIC19 CL: 68.850 IL: 68.320

MHSW01 FLOW CONTROL DISCHARGE RATE 7.00l/s CL: 68.041 IL: 66.910

MHFW07 CL: 68.020 IL: 66.535

MHFW05 CL: 68.180 IL: 66.690

SWIC38 CL: 68.400 IL: 67.135

SWIC37 CL: 68.570 IL: 67.205

FWIC25 CL: 68.420 IL: 67.185

SWIC36 CL: 68.420 IL: 67.240

FWIC24 CL: 68.420 IL: 67.315

SWIC35 CL: 68.400 IL: 67.340

SWIC34 CL: 68.570 IL: 67.405

SWIC33 CL: 68.670 IL: 67.925

FWIC23 CL: 68.670 IL: 67.690

MHFW04 CL: 68.440 IL: 67.101

SWIC32 CL: 68.650 IL: 67.900

SWIC31 CL: 68.680 IL: 67.975

FWIC22 CL: 68.680 IL: 67.585

SWIC30 CL: 68.650 IL: 67.975

FWIC21 CL: 68.760 IL: 67.680

MHFW03 CL: 68.570 IL: 67.230

SWIC50 CL: 68.050 IL: 67.210

SWIC49 CL: 68.200 IL: 67.315

FWIC33 CL: 68.080 IL: 67.105

SWIC47 CL: 68.515 IL: 67.585

SWIC48 CL: 68.200 IL: 67.490

FWIC32 CL: 68.515 IL: 67.325

SWIC46 CL: 68.250 IL: 67.650

FWIC31 CL: 68.250 IL: 67.420

FWIC30 CL: 68.250 IL: 67.430

SWIC45 CL: 68.250 IL: 67.650

SWIC44 CL: 68.350 IL: 67.750

FWIC29 CL: 68.350 IL: 67.530

FWIC28 CL: 68.350 IL: 67.565

MHFW02 CL: 68.600 IL: 67.301

SWIC43 CL: 68.350 IL: 67.750

SWIC42 CL: 68.640 IL: 68.040

P07 P08 P09 P10 P14 P15 P16 P17 P18 P20 P21 P22 P23 P24 P25 P26 P27 P28 P29 P30 P31 P35 P36 P37 P38 P39 P40 P41

30.44m-100ø-1:53

43.32m-150ø-1:128

7.78m-150ø 1:50

26.35m-150ø-1:64

19.391m-150ø 1:150

10.48m-150ø 1:147

28.89m-150ø-1:150

17.09m-150ø 1:26

7.35m-150ø-1:80

41.486m-150ø

4.6m 225ø

2m 225ø - 1.7m 225ø

2m 150ø

MIN. 3m MAINTENANCE WAY LEAVE

PROPOSED REALIGNMENT ROUTE OF EXISTING WATERCOURSE

ZONE FOR REALIGNED WATERCOURSE

EXISTING WATERCOURSE TO BE REALIGNED

Area of overgrowth

LEGEND

- SITE BOUNDARY
- EXISTING DRAINAGE (PUBLIC) ANGLIAN WATER (AW)
- FOUL WATER SEWER/DRAIN
- SURFACE WATER SEWER/DRAIN
- FOUL RISING MAIN
- FOUL OR SURFACE WATER MANHOLES (SIZE TBC)
- VITRIFIED CLAY/CONCRETE — VITRIFIED CLAY/CONCRETE
- PROPOSED DRAINAGE:
- FOUL WATER SEWER/DRAIN (100ø u.n.o)
- SURFACE WATER SEWER/DRAIN (100ø u.n.o)
- FOUL & SURFACE WATER MANHOLE (TYPE B)
- FOUL & SURFACE INSPECTION CHAMBER (TYPE D)
- RE — RODDING EYE
- RWP — RAIN WATER PIPE
- RG — ROAD GULLY
- SVP — SOIL VENT PIPE
- SS — STUB STACK
- FG — FLOOR GULLY
- BD — FOUL BACKDROP
- DIFFUSER BOX
- PERMEABLE PAVING (TANKED)
- Dia450mm / Dia450mm — TWIN 450mm PIPES FOR CULVERT
- PROPOSED DIVERTED WATERCOURSE
- PROPOSED UTILITIES:
- SERVICE CORRIDOR (1.0m WIDE MIN.)

NOTES:

1. TOPOGRAPHICAL SURVEY PROVIDED BY TERRAIN SURVEYS DATED SEPTEMBER 2020, (DRAWING NUMBER TS20-331-1).
2. PROPOSED SITE PLAN BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBER: RR-RTA-XX-XX-DR-A-00100, REVISION C02. DATED 05/03/20026.
3. PROPOSED - SETTING-OUT SITE PLAN - HARD LANDSCAPE, ZONES A&B PROVIDED BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBERS: RR-RTA-A-XX-DR-A-00356 AND, RR-RTA-B-XX-DR-A-00357, REVISIONS C03. DATED 26/02/2026.
4. PROPOSED - SETTING-OUT SITE PLAN - SUBSTRUCTURE + DRAINAGE + SERVICES ZONES A&B PROVIDED BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBERS: RR-RTA-A-00-DR-A-00350 AND, RR-RTA-B-00-DR-A-00351, REVISION C01. DATED 21/01/2026.
5. PROPOSED UTILITY CORRIDOR IS TO BE AGREED WITH APPOINTED M&E CONSULTANT BASED ON APPROVALS FROM APPOINTED UTILITY PROVIDERS. UTILITY PROVIDERS PROHIBIT THEIR ASSETS BEING LAID IN / BELOW PERMEABLE PAVING THEREFORE, THESE AREAS HAVE BEEN EXCLUDED FROM THE CALCULATED ATTENUATION VOLUMES.
6. ALL PROPOSED DRAINAGE IS TO BE PRIVATELY MAINTAINED.
7. IN PRINCIPLE, ATTENUATION WILL BE PROVIDED THROUGH THE PROVISION OF PERMEABLE PAVING AND OVERSIZED PIPES AS AGREED WITH THE LLFA REPRESENTATIVE. THE AGREED PRINCIPLE IS IDENTIFIED IN THE MINUTES OF MEETING UNDERTAKEN ON THE 18 AUGUST 2020.
8. DEVELOPMENT DISCHARGE RATE OF 2.1l/s FOR ALL STORM EVENTS, WITH 40% CLIMATE CHANGE FOR THE 100YR EVENT.
9. PERMEABLE PAVING DESIGN BASED ON GROUND INVESTIGATION CARRIED OUT BY LEAP ENVIRONMENTAL (AUGUST 2019).
10. FURTHER INFILTRATION TESTING REQUIRED TO CONFIRM GROUND SUITABILITY FOR PROPOSED PERMEABLE PAVING DRAINING TO GROUND.
11. ANGLIAN WATER DRAINAGE UPDATED USING CCTV INFORMATION PROVIDED BY RSP UNDERGROUND SERVICES. DRAWING NUMBER: RSP1873, DATED 11/09/2025.

REV	DATE	DRAWN/CHK	REVISION INFO
C04	12/03/26	GK/RJ	ARCHITECTS HARD LANDSCAPING PLAN UPDATED TO SHOW CORRECT REAR PATIO AREAS AND UPDATED WATERCOURSE LOCATION. NOTES AMENDED TO SUIT
C03	20/02/26	GK/RJ	DRAINAGE AND WATERCOURSE UPDATED AFTER REVIEWING COMMENTS RECEIVED
C02	18/02/26	GK/RJ	PERMEABLE PAVING UNDER RAMPS OMITTED AND GULLIES ADDED AT SITE ACCESSES. SERVICE CORRIDOR HAS BEEN UPDATED TO SUIT LATEST M&E LAYOUT. TABLETOPS AT SOUTH OF SITE HAVE BEEN AMENDED TO SUIT GULLY POSITIONS. MANHOLE COVER LEVELS HAVE BEEN AMENDED TO SUIT REVISED LEVELS
C01	30/01/26	GK/RJ	ISSUED FOR CONSTRUCTION
P14	05/12/25	GK/RJ	SITE PLAN UPDATED AND DRAINAGE AMENDED TO SUIT
P01	07/05/21	AŞ/RJ	ISSUED FOR INFORMATION

STATUS: CONSTRUCTION

CLIENT: CHALKDENE DEVELOPMENTS LTD

PROJECT: ROYSTON ROAD (SITE 13) BALDOCK SG7 6TD

DRAWING TITLE: PROPOSED DRAINAGE LAYOUT (SHEET 2 OF 3)

JOB NUMBER:	SCALE AT A1:	REV. STATUS:
SE1877	1:200	A

DRAWING NUMBER: RR-ISS-XX-XX-DR-C-3011 REVISION: C04

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