

LEGEND

SITE BOUNDARY

EXISTING SWALE/DITCH

PROPOSED DIVERTED WATERCOURSE

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

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)

RODDING EYE

RAIN WATER PIPE

ROAD GULLY

SOIL VENT PIPE

STUB STACK

FLOOR GULLY

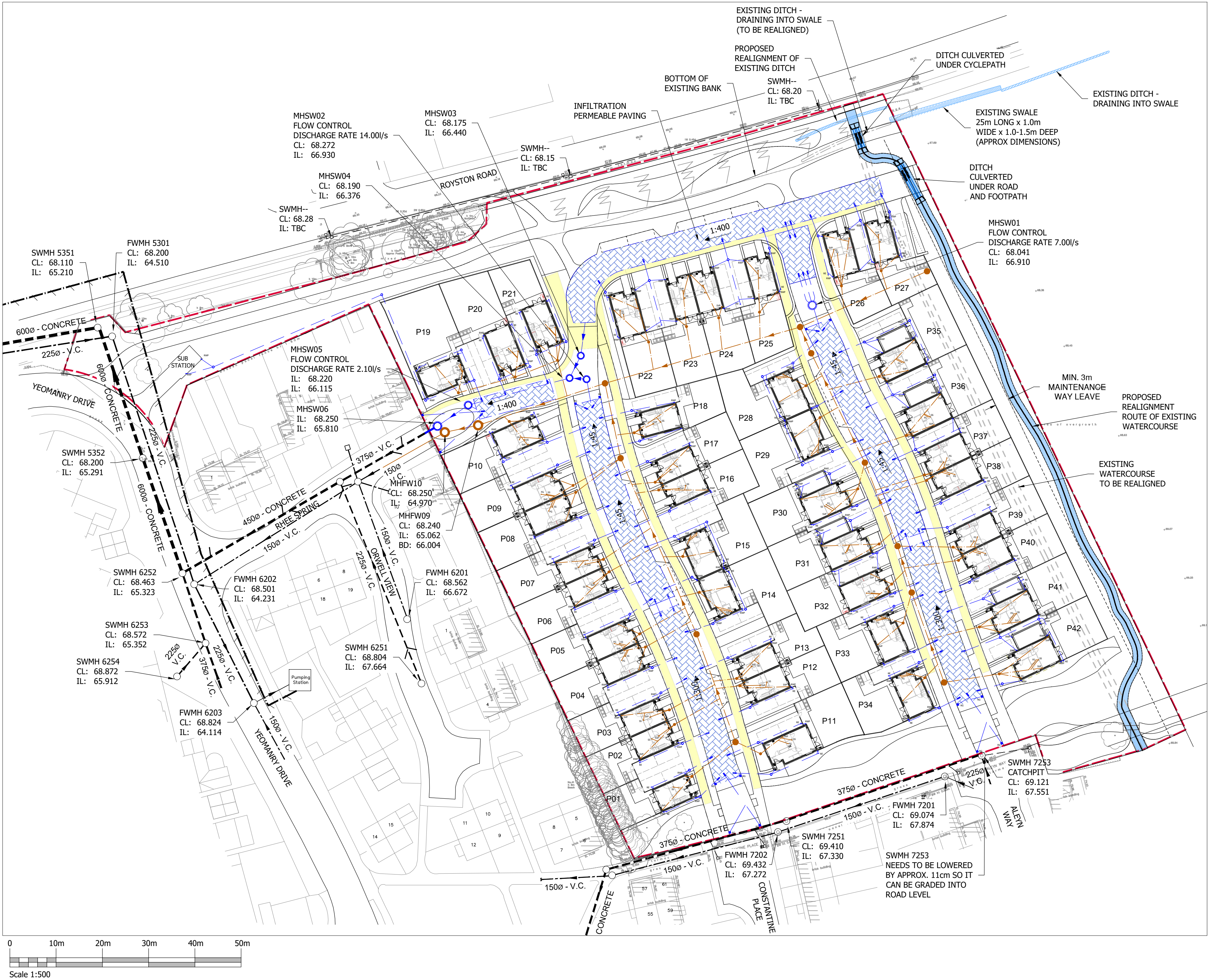
FOUL BACKDROP

DIFFUSER BOX

PERMEABLE PAVING
(TANKED)

TWIN 450mm PIPES FOR CULVERT

PROPOSED UTILITIES:
SERVICE CORRIDOR
(1.0m WIDE MIN.)



- NOTES:
- TOPOGRAPHICAL SURVEY PROVIDED BY TERRAIN SURVEYS DATED SEPTEMBER 2020, (DRAWING NUMBER TS20-331-1).
 - PROPOSED SITE PLAN BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBER: RR-RTA-XX-XX-DR-A-00100, REVISION C02. DATED 05/03/2026.
 - 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.
 - 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.
 - 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.
 - ALL PROPOSED DRAINAGE IS TO BE PRIVATELY MAINTAINED.
 - 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.
 - DEVELOPMENT DISCHARGE RATE OF 2.1l/s FOR ALL STORM EVENTS, WITH 40% CLIMATE CHANGE FOR THE 100YR EVENT.
 - PERMEABLE PAVING DESIGN BASED ON GROUND INVESTIGATION CARRIED OUT BY LEAP ENVIRONMENTAL (AUGUST 2019).
 - FURTHER INFILTRATION TESTING REQUIRED TO CONFIRM GROUND SUITABILITY FOR PROPOSED PERMEABLE PAVING DRAINING TO GROUND.

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 RE-ISSUED TO SUIT COMMENTS RECEIVED
C03	20/02/26	GK/RJ	SERVICE CORRIDOR HAS BEEN UPDATED TO SUIT LATEST M&E LAYOUT. TABLETOPS AT SOUTH OF SITE HAVE BEEN AMENDED TO SUIT GULLY POSITIONS
C02	18/02/26	GK/RJ	ISSUED FOR CONSTRUCTION
C01	30/01/26	GK/RJ	

REV	DATE	DRAWN/CHK	REVISION INFO
STATUS:			

CONSTRUCTION

CLIENT:
CHALKEDENE DEVELOPMENTS LTD

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

DRAWING TITLE:
PROPOSED DRAINAGE LAYOUT
OVERVIEW

JOB NUMBER:	SCALE AT A1:	REV. STATUS:
SE1877	1:500	A
DRAWING NUMBER:	REVISION:	
RR-ISS-XX-XX-DR-C-3000	C04	