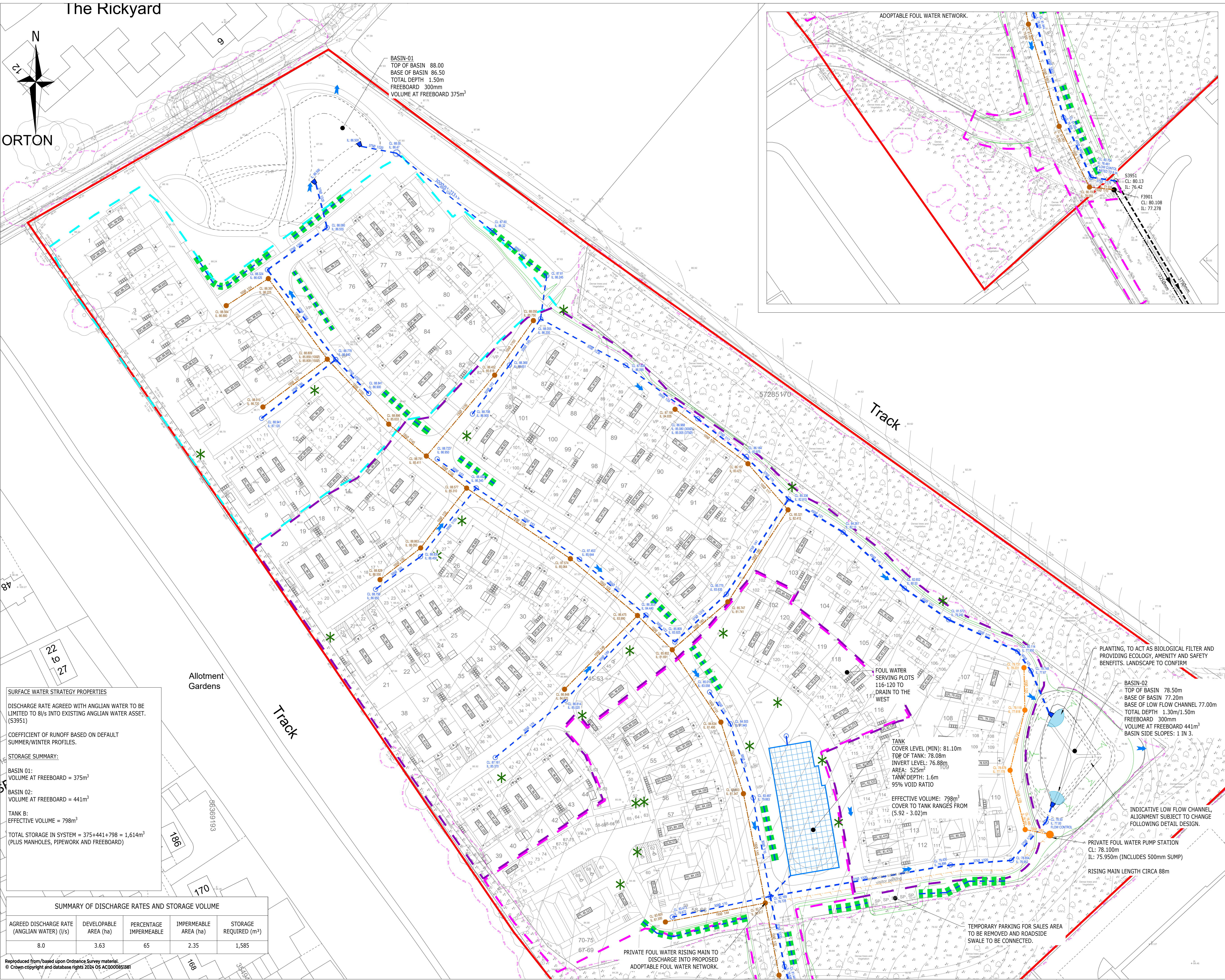




NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
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- ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

KEY

	SITE BOUNDARY
	NORTHERN CATCHMENT
	CENTRAL CATCHMENT
	SOUTHERN CATCHMENT
	INDICATIVE SURFACE WATER SEWER
	PROPOSED FOUL WATER SEWER
	PROPOSED PRIVATE FOUL WATER SEWER
	PROPOSED PRIVATE PUMPING STATION AND RISING MAIN
	EXISTING SURFACE WATER SEWER
	EXISTING SURFACE WATER SEWER
	INDICATIVE UNDERDRAIN SWALE
	INDICATIVE BIO-RETENTION/RAINWATER HARVESTING
	ROOT PROTECTION AREA
	PROPOSED BASIN
	BASIN PLANTING/AMENITY
	PROPOSED TANKS
	PROPOSED BANKING (1:3)
	FINISHED FLOOR LEVEL
	GARAGE FLOOD LEVEL
	FLOOD EXCEEDANCE ROUTE

0m 5m 25m

Scale: 1:500 @ A0

C	SITE LAYOUT UPDATED	MAC	TR	BB	26/11/25
B	PLANNING SUBMISSION	KC	TR	BB	31/10/25
A	PRELIMINARY ISSUE	DC	TR	BB	08/09/25

Rev	Description	Drn	Chk	App	Date
Purpose:	FOR PLANNING	Status:	NOT YET APPROVED		

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Client
BARRATT DAVID WILSON HOMES NORTH THAMES

Project Title:
LAND AT TALBOT WAY, LETCHFORD

Drawing Title:
DRAINAGE STRATEGY

Drawn by DC	Checked by TR	Approved by BB	Revision C
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Scale
1:500@A0

Date
SEPT 2025

Drawing Number
2502330-ACE-XX-00-DR-C-0151

SURFACE WATER STRATEGY PROPERTIES

DISCHARGE RATE AGREED WITH ANGLIAN WATER TO BE LIMITED TO 8l/s INTO EXISTING ANGLIAN WATER ASSET. (S3951)

COEFFICIENT OF RUNOFF BASED ON DEFAULT SUMMER/WINTER PROFILES.

STORAGE SUMMARY:

BASIN 01:
VOLUME AT FREEBOARD = 375m³

BASIN 02:
VOLUME AT FREEBOARD = 441m³

TANK B:
EFFECTIVE VOLUME = 798m³

TOTAL STORAGE IN SYSTEM = 375+441+798 = 1,614m³ (PLUS MANHOLES, PIPEWORK AND FREEBOARD)

SUMMARY OF DISCHARGE RATES AND STORAGE VOLUME				
AGREED DISCHARGE RATE (ANGLIAN WATER) (l/s)	DEVELOPABLE AREA (ha)	PERCENTAGE IMPERMEABLE	IMPERMEABLE AREA (ha)	STORAGE REQUIRED (m³)
8.0	3.63	65	2.35	1,585

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