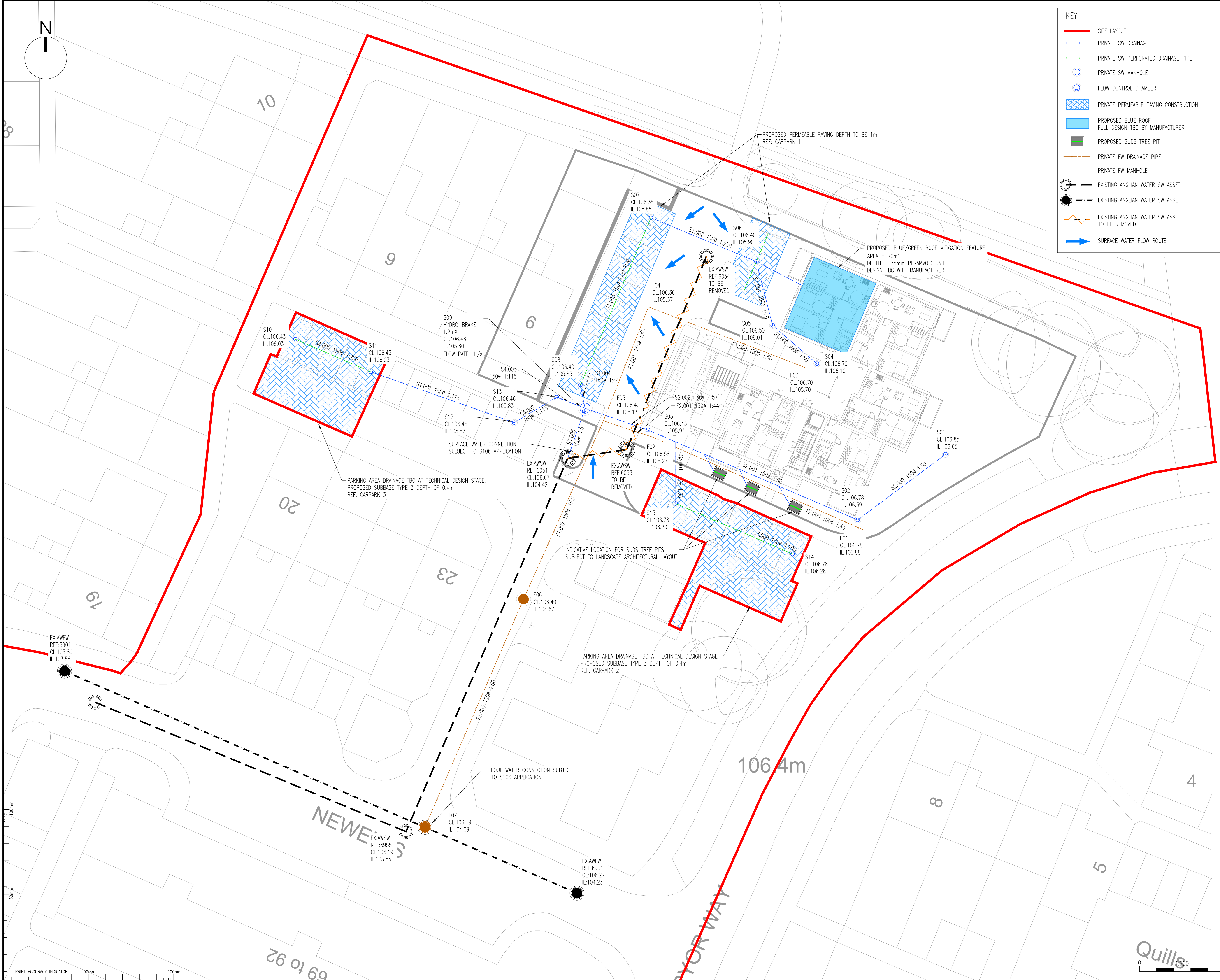




KEY

SITE LAYOUT

PRIVATE SW DRAINAGE PIPE

PRIVATE SW PERFORATED DRAINAGE PIPE

PRIVATE SW MANHOLE

FLOW CONTROL CHAMBER

PRIVATE PERMEABLE PAVING CONSTRUCTION

PROPOSED BLUE ROOF
FULL DESIGN TBC BY MANUFACTURER

PROPOSED SUDS TREE PIT

PRIVATE FW DRAINAGE PIPE

PRIVATE FW MANHOLE

EXISTING ANGLIAN WATER SW ASSET

EXISTING ANGLIAN WATER SW ASSET

EXISTING ANGLIAN WATER SW ASSET
TO BE REMOVED

SURFACE WATER FLOW ROUTE

- GENERAL NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.

2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.

3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES, UNLESS OTHERWISE STATED.

4. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.

5. 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.

6. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.

7. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.

8. ALL EXCAVATED MATERIAL WHERE NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE.
- CDM NOTES

THE ATTENTION OF THE CLIENT, PRINCIPAL DESIGNER, PRINCIPAL CONTRACTOR, DESIGNERS AND CONTRACTORS IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:

1. WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BT WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.

2. WORKS WITHIN AND ADJUTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.

3. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.

4. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS HAND DIG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.

5. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

- DRAINAGE STRATEGY NOTES
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELATED ENGINEERS, ARCHITECTS & SUB-CONTRACTORS DRAWINGS. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO SPD STUDIO FOR CLARIFICATION.

2. TOPOGRAPHICAL SURVEY UNDERTAKEN BY TERRAIN SURVEYS, DRAWING REF. TS21-040-1 DATED JANUARY 2021.

3. RAIN WATER PIPE & SOIL AND VENT PIPE LOCATIONS ARE TO BE CONFIRMED AT THE DETAILED DESIGN STAGE.

4. ALL INVERT AND COVER LEVELS ARE TO BE CONFIRMED AT THE DETAILED DESIGN STAGE.

5. PROPOSED FOUL WATER DRAINAGE CONNECTION TO ADAPTABLE SEWERS IS SUBJECT TO THE AGREEMENT OF ANGLIAN WATER.

6. EXACT POSITION, TYPE AND NUMBER OF ABOVE GROUND DRAINAGE POINTS TO BE CONFIRMED BY ARCHITECT DURING THE DETAILED DESIGN STAGE, THEREFORE ALLOWANCE SHOULD BE MADE FOR INDIVIDUAL DRAINAGE CONNECTIONS ACCORDINGLY.

7. EXTERNAL LEVELS AT LEVEL THRESHOLDS TO BE DESIGNED TO HAVE SUFFICIENT FALL AWAY FROM STRUCTURE TO OMIT THE NEED FOR THRESHOLD DRAINS.

8. FOOTWAYS AND PATIO AREAS TO BE LAID TO FALL TO SOFT LANDSCAPED AREAS. LANDSCAPED AREAS TO BE NO HIGHER THAN ADJACENT HARD STANDING AREAS.

9. FINISHED FLOOR LEVELS TO BE TYPICALLY 150mm ABOVE EXISTING SITE LEVELS.

NOT FOR
CONSTRUCTION

P05	MAIN PIPE RUNS NUMBERS ADDED	GW	GW	25.02.25
P04	UPDATED TO INCLUDE HIGHWAYS DRAINAGE	GW	GW	06.09.24
P03	UPDATED TO SUIT PROPOSED SUDS TREE PITS	GW	GW	27.11.24
P02	UPDATED SITE LAYOUT	GW	GW	06.09.24
P01	FIRST ISSUE	LRL	GW	JNR
REV	DESCRIPTION	DRAWN	APPRVD	DATE

SPDSTUDIO

SUSTAINABLE . PLANNING . DESIGN

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CLIENT

SETTLE GROUP

PROJECT TITLE

3-5 NEWELLS,
LETCWORTH GARDEN CITY
SG6 2PH

DRAWING TITLE

DRAINAGE STRATEGY

SCALE

1:200 @ A1

DRAWING STATUS

PRELIMINARY

DRAWN BY

LRL

CHECKED BY

GW

APPROVED BY

JNR

DATE

APR/2024

DRAWING NO.

MB018-E-300

REV

P05