

- KEY:
- RED LINE BOUNDARY
 - PERMEABLE PAVING
 - ATTENUATION BASIN
 - PROPOSED SURFACE WATER PIPE
 - PROPOSED SWALE WITH UNDERDRAIN
 - EXCEEDANCE FLOW ROUTES
 - PROPOSED FOOTPATHS
 - PROPOSED HEADWALL
 - EXISTING WATER COURSE
 - ORIFICE FLOW CONTROL



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Notes

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

- THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION.
- MASTERPLAN PROVIDED BY ALISTAIR DOWNIE STUDIO DRAWING 21202_DR_020 AND AUSTIN DESIGN WORKS DRAWINGS SD200 & SD201, BOTH DATED SEPTEMBER 2023
- PERMEABLE PAVEMENT TO INCORPORATE CHECK DAMS AT REGULAR INTERVALS. RAMP AREAS AND FOOTPATHS WHILST SHOWN AS A PERMEABLE SURFACE HAVE BEEN EXCLUDED FROM THE ATTENUATION STORAGE CALCULATIONS AS THESE AREAS WILL LIKELY HOUSE UTILITIES AND/OR ARE STEEP SO PERCOLATION THROUGH THE SURFACE WILL NOT BE EFFICIENT.
- FOOTPATH ROUTES AND ATTENUATION BASIN DIMENSIONS TO BE CONFIRMED AT DETAILED DESIGN STAGE AND SUBJECT TO EASEMENTS AND EARTHWORKS.
- AT THIS DESIGN STAGE, IT HAS NOT BEEN POSSIBLE TO ELIMINATE ALL THE HEALTH AND SAFETY RISKS AND RESIDUAL RISKS TO THE PROPOSED GROUND WORKS, FOR EXAMPLE IN RELATION TO THE LOCATION/DEPTH OF UNDERGROUND UTILITIES, GROUND CONDITIONS AND SLOPE STABILITY.
- IN ACCORDANCE WITH THE CONSTRUCTION (DESIGN & MANAGEMENT) (CDM) REGULATIONS 2015, SUCH RESIDUAL RISKS NEED TO BE MITIGATED FOR BY THE CLIENT AND COMMUNICATED TO FUTURE DESIGN TEAMS SO AN ATTEMPT CAN BE MADE TO DESIGN THEM OUT AS THE DETAILED DESIGN IS PROGRESSSED AND SITE CONSTRAINTS ARE FULLY UNDERSTOOD. ANY RISKS THAT ARE NOT DESIGNED OUT DURING THE DETAILED DESIGN STAGE MUST BE COMMUNICATED FURTHER TO THE CONSTRUCTION TEAM AND END USER SO THAT ADEQUATE MEASURES CAN BE PLANNED FOR AND MANAGED.
- SWALES AND ATTENUATION BASINS HAVE BEEN SIZED TO ALLOW FOR SOME CONTRIBUTION FROM OPEN SPACE FLOWS IN EXTREME EVENTS.
- SWALE A AND BASIN NORTH HAVE BEEN SIZED TO INCLUDE AN ALLOWANCE FROM OFF-SITE EXCEEDANCE FLOWS FROM 'THE DOWNS' IN EXTREME EVENTS.

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Issue Status

FOR INFORMATION

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Client/Project Logo



Client/Project
MONTARE

LAND AT STEBBING, DUNMOW, ESSEX

Title
SURFACE WATER DRAINAGE STRATEGY -
PLOTS A & B

Project No. 332511125	A1 Scale 1:250
Revision P0	Drawing No. 48172/4002/001

