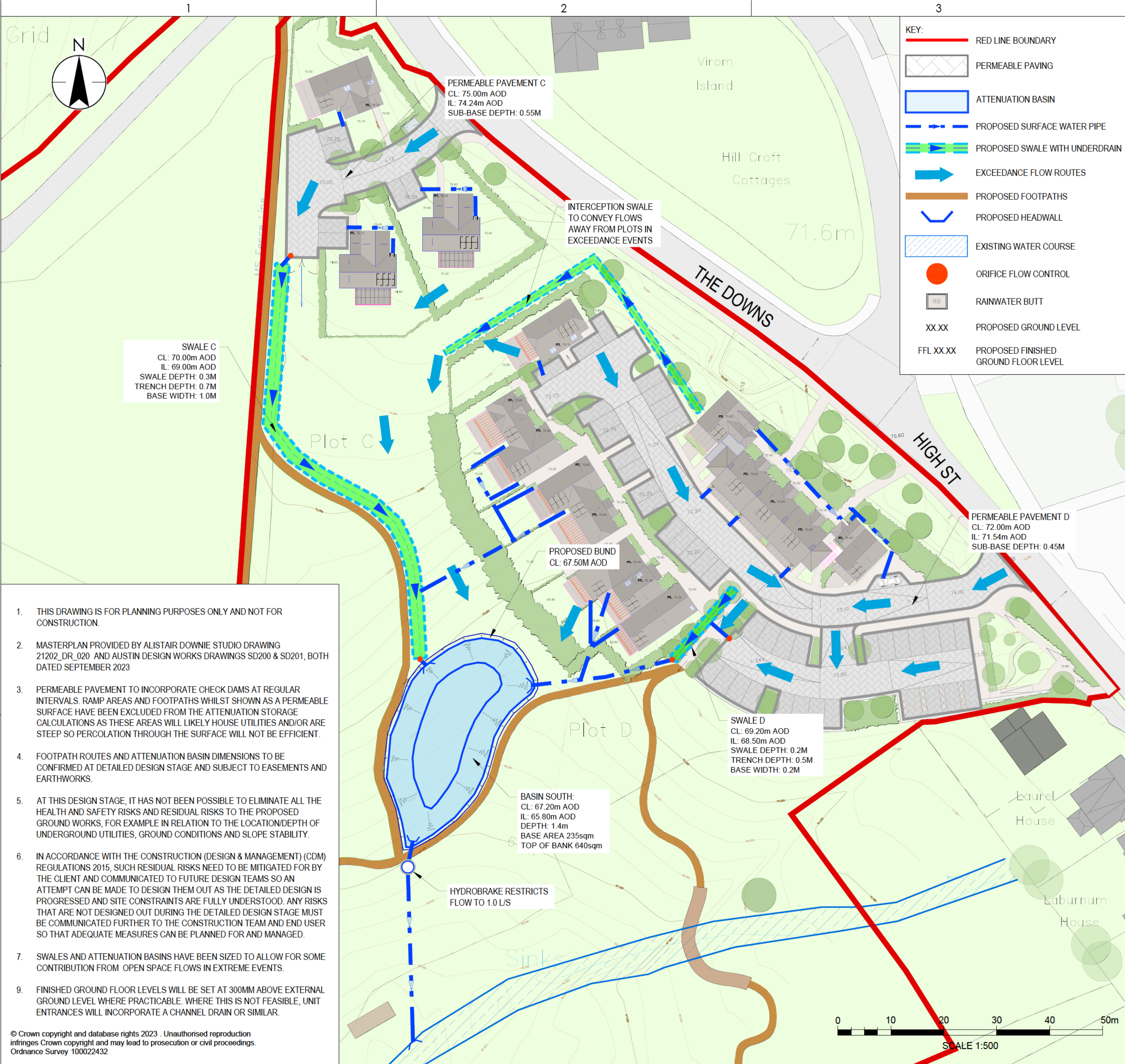


Plotted: By: Eshay, Elizabeth  
ORIGINAL SHEET - 60A2 1:332511125 - land ad to Stebbing, dunmow/oad/dwgs/332511125\_203\_001



1. THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. MASTERPLAN PROVIDED BY ALISTAIR DOWNIE STUDIO DRAWING 21202\_DR\_020 AND AUSTIN DESIGN WORKS DRAWINGS SD200 & SD201, BOTH DATED SEPTEMBER 2023
3. 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.
4. FOOTPATH ROUTES AND ATTENUATION BASIN DIMENSIONS TO BE CONFIRMED AT DETAILED DESIGN STAGE AND SUBJECT TO EASEMENTS AND EARTHWORKS.
5. 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.
6. 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 PROGRESSED 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.
7. SWALES AND ATTENUATION BASINS HAVE BEEN SIZED TO ALLOW FOR SOME CONTRIBUTION FROM OPEN SPACE FLOWS IN EXTREME EVENTS.
9. FINISHED GROUND FLOOR LEVELS WILL BE SET AT 300MM ABOVE EXTERNAL GROUND LEVEL WHERE PRACTICABLE. WHERE THIS IS NOT FEASIBLE, UNIT ENTRANCES WILL INCORPORATE A CHANNEL DRAIN OR SIMILAR.

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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.

P03 COMMUNITY BUILDING PLOT D REMOVED	EE	RMF	2025.04.24
P02 RAINWATER BUTT AND LEVELS ADDED	ENO	RMF	2024.01.26
P01 FIRST ISSUE	EE	RMF	2023.09.27
Issued/Revision	By	Appd	YYYY.MM.DD

	EE	EE	RMF	2023.09.27
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

#### Issue Status

#### FOR INFORMATION

This document is suitable only for the purpose noted above.  
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#### Client/Project Logo



Client/Project  
MONTARE

LAND AT STEBBING, DUNMOW, ESSEX

Title  
SURFACE WATER DRAINAGE STRATEGY -  
PLOTS C & D

Project No. 332511125 A2 Scale 1:500

Revision P03 Drawing No. 332511125/203/002