



Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the below office.

The copyright to this drawing is owned by studio 11 architecture.

The General Contractor is to check all dimensions on site and report discrepancies to the designer.

The details and information shown hereon relating to existing underground drains, main services, cables, etc. and existing structural details, are as obtained by normal survey observation method. Although all reasonable effort has been made, no guarantee can be made or given for the completeness or accuracy of this information.

The specification in all respects shall be in accordance with the current Development Road and Sustainable Drainage Specification and Construction publicatin in force in the country at the time of construction

The minimum longitudinal fall for highways without channel blocks shall be 1 in 150, and with channel blocks 1 in 250

General deterioration of the existing highway/footway/verges created through construction of the new Section 38 Development will be reinstated to the Development Road and Sustainable Drainage Specification and Construction at the developers' own cost at the agreement of the Inspecting Highway and Flood Authority Officer

No private surface water shall discharge onto the adoptable highway

No private structural features shall overhang the adoptable highway

No private retaining walls exceeding 1.37 metres shall be within 3.66 metres of the highway boundary

KEY		
	Impermeable Private area (roofs)	A1=2279 m²
	Impermeable Adoptable area (Footway)	A2=558 m²
	Impermeable Adoptable area (Main Road)	A3=1212 m²
	Impermeable Vehicle crossing	A3=34 m²
Total Impermeable Area=4003 m²		
	Permeable Private area (Drive ways)	A3=1273 m²

C	29.05.2019	ZEK	Storm water drainage strategy, drainage details, manhole schedule, revised plan, pond site
B	09.04.2019	ZEK	Highways initial comments (Footpath, S278, S38, MH cover levels, kerb details, filter drain detail, construction details, Chart 1, Colours, access easements, beddings, Vehicle crossings, contours, Exceedence)
A	07.03.2019	ZEK	General amendments
REVISION	DATE	DRAWN	DESCRIPTION



THE BOATHOUSE, HARBOUR SQUARE,
NENE PARADE, WISBECH,
CAMBRIDGESHIRE, PE13 3BH

T: 01945 467339
E: design@studio11architecture.co.uk
W: www.studio11architecture.co.uk

CLIENT Seagate Homes Ltd

PROJECT Residential development off Station Road, Surfleet

DRAWING Site Impermeable-Permeable Area

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
ZEK	TBP	KB
DATE	SCALE	PAPER SIZE
01.02.2019	1:500	A1

DRAWING NUMBER 428.RS.270

Working in partnership with Ralph Charman Associates & Eleven Consultants