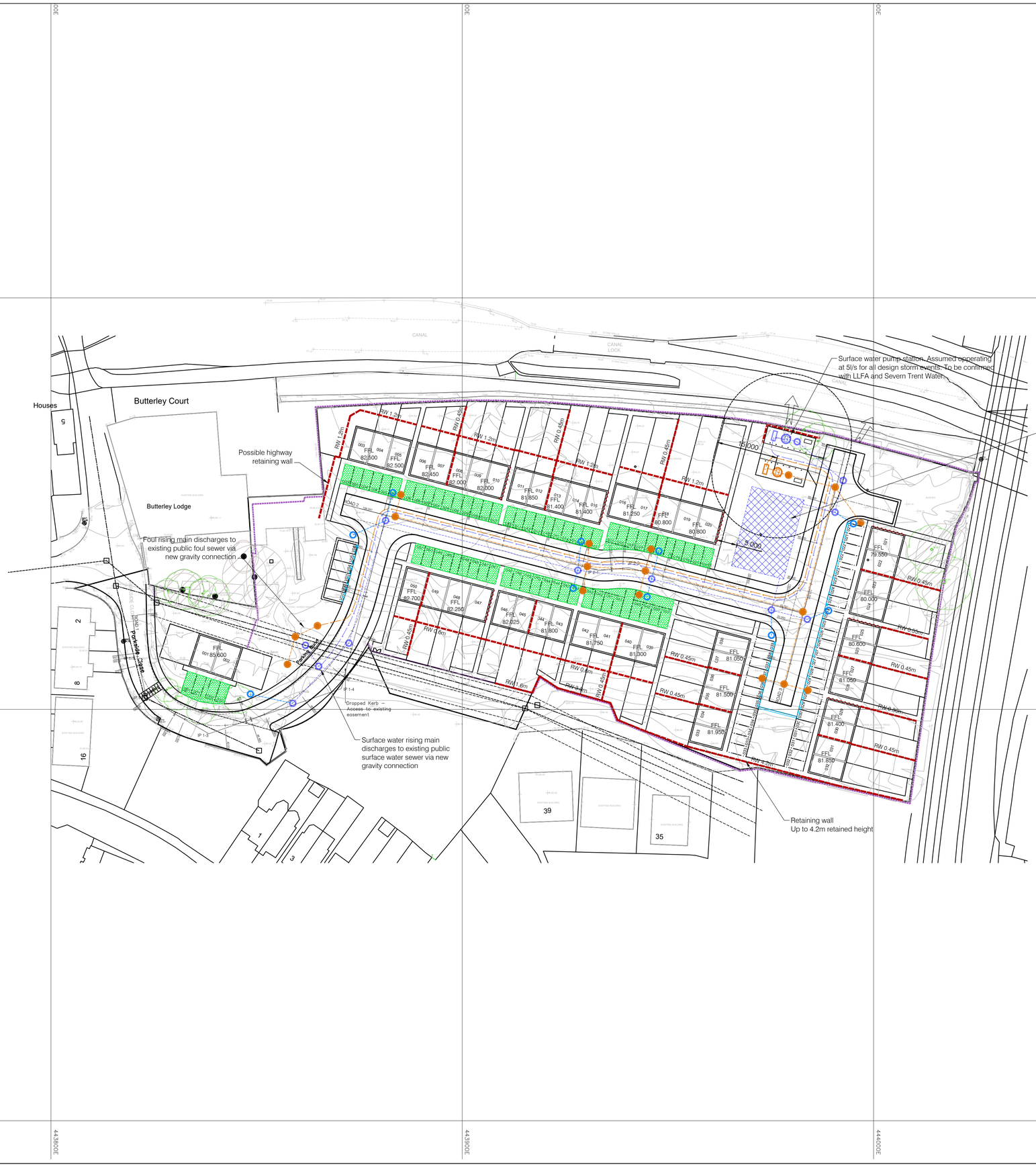

Key:

- Existing Public Foul/Combined Sewer
- Existing Public Surface Water Sewer
- Proposed Surface Water Sewer
- Proposed Foul Sewer
- Proposed Surface Water Lateral Drain
- Proposed Foul Lateral Drain
- Proposed Road Gully
- Private linear Drain, Hauraton Drainfix Clean or other equal approved rainwater treatment channel.
- Finished Floor Levels — FFL 81.050
- Site Boundary
- Approximate location and height of retaining wall. — RW 0.6m
- Additional brickwork
- Proposed Private Surface Water Attenuation Tank
- Porous paving, Catagory 2 construction (see details).
- Overland flood flow route

General Notes

1. Do not scale.

2. This drawing is to be read in conjunction with all other relevant drawings.

3. Should there be any discrepancy between details indicated on this drawing and those indicated on other drawings the Engineer should be informed PRIOR to construction on site.

4. Until technical approval has been obtained from the relevant Authorities it should be understood that all drawings issued are preliminary and NOT for construction. Should the contractor start site work prior to approval been given, it is entirely at his own risk.

5. All dimensions shown are in metres unless noted otherwise.

6. This drawing is based on drawing '103-019_(SK)003 Proposed Site Layout_50 Units_85% NDSS'.

7. All survey information is provided by the surveying company and HSP cannot accept any liability for any discrepancies there in. All survey information to be verified on site by contractor. Should discrepancies be identified, HSP to be notified immediately.

8. Cut & Fill works to be undertaken in accordance with Volume 1 Specification for Highway Works series 600 in the absence of an alternative specification.

9. HSP to approve contractor's earthworks specification and method statement PRIOR to commencing works on site.

10. Cut & Fill volumes shown assume earthworks are undertaken in reasonable conditions. Should a period of inclement weather or excessively dry or wet material be experienced, HSP to be informed PRIOR to recommencing the earthworks to evaluate the suitability of the material and advise on any remediation works that may be required.

11. All earthworks including site stripping of topsoil and stockpiling are to be protected on a daily basis to ensure minimal water ingress and limit deterioration of the below ground.

12. Stock piling of material should be avoided where possible.

13. Should ground conditions contradict the Ground Investigation or the assumption setout on this drawing, HSP Consulting Engineers Ltd are to be informed immediately on discovery of adverse ground conditions.

14. Should the earthworks not be carried out in accordance with the assumptions set out on this drawing the result of this calculation will not be valid. HSP Consulting Engineers Ltd do not accept any liability for costs arisings as a consequence.

REV	BY	DATE	DETAILS	CKD
P04	SS	29.04.25	Surface water drainage amended. Notes added	PD
P03	SS	28.04.25	Generally updated	PD
P02	SS	23.04.25	Generally updated	PD
P01	SS	13.04.25	Initial issue	PD

STATUS: S2 - INFORMATION

CLIENT: Godwin Group

PROJECT: Parkside Close, Ironville, Derbyshire

TITLE: General Arrangement

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Lawrence House, 6 Meadowbank Way, Eastwood, Nottingham, NG16 3SB
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www.hspconsulting.com

SCALE	PROJECT NO.	SHEET SIZE
1:500	C4815	A1

DATE	DRAWN	CHECKED
13.04.2025	SMRS	PD

DRAWING NO. C4815-HSP-C01-XX-D-C-001000 REV P04