



PERVIOUS SECTION 'HARD BOUNDARY' NOT ALLOWING FORWARD FLOWS.
'HARD BOUNDARY' CONSTRUCTED AS WEIR ACROSS GRANULAR SUB-BASE
FULL DEPTH. INDICATES SEPARATE PERVIOUS PAVING SECTION
MODELLED IN MICRODRAINAGE

INDICATES SEPARATE PERVIOUS PAVING SECTION
MODELLED IN MICRODRAINAGE WITH NO 'WEIR' OR 'HARD
BOUNDARY'

INTENDED SUB-SURFACE SURFACE WATER FLOW WITHIN
PERVIOUS PAVEMENT SUB-BASE

BLUE HATCHED BUILDINGS TO DISCHARGE ROOF
WATER INTO THE SUB-BASE OF PERVIOUS ROAD
AREAS USED
PERVIOUS ROAD AREA: 0.030ha
FOOTWAY AREA: 0.027ha
ROOF AREA: 0.047ha * 1.1 = 0.052ha
TOTAL = 0.109ha

LINK ROOF BETWEEN FLORE 25.26 TO
DISCHARGE INTO PERVIOUS PAVING
SUB-BASE OF THE DRAINAGE

GREEN HATCHED BUILDINGS TO DISCHARGE ROOF
WATER INTO THE SUB-BASE OF PERVIOUS ROAD
AREAS USED
PERVIOUS ROAD AREA: 0.030ha
FOOTWAY AREA: 0.027ha
ROOF AREA: 0.037ha * 1.1 = 0.041ha
TOTAL = 0.098ha

BLANKET SERVING 70 UNITS SCHEME OVERLAPS THE
RED-LINE BOUNDARY WITH THE 38 UNITS SCHEME.
ATION SITES AND SCHEMES ARE BEING PROMOTED BY
NDER CONTROL OF) THE SAME DEVELOPER (DANDARA)
ING CONSTRUCTION OF INFILTRATION BASIN ACROSS
RED-LINE BOUNDARIES

SITE UNDER SEPARATE
PLANNING APPLICATION
REFER TO DRAWING YAP-130-22

Clays Farm

The
Steddles

TP6 - 1.7*10-6

TP5 - 1.9*10-6

WS02 (NEW)
EX GL: 6.30m AOD
BGL: 6.10m
GW LEVEL: 4.16m AOD

WS04
EX GL: 6.91m AOD
BGL: 6.71m
GW LEVEL: 4.88m AOD

TP7 - 1.8*10-6

GEOC
INFILT
P

KEY TO HEALTH AND SAFETY SYMBOLS

ABNORMAL OR UNUSUAL RESIDUAL
RISKS ASSOCIATED WITH THE DESIGN
OUTCOMES SHOWN ON THIS DRAWING
MAYBE INDICATED BY MEANS OF THE
FOLLOWING SYMBOLS.

- INDICATES A RESIDUAL RISK
REQUIRING A COMPULSORY
ACTION.
- INDICATES A RESIDUAL RISK
FOR INFORMATION.
- INDICATES A RESIDUAL RISK
REQUIRING A PROHIBITIVE
ACTION.
- INDICATES A RESIDUAL RISK
AS A WARNING.

DRAINAGE KEY

- FWMH - EXISTING PUBLIC
FOUL WATER MANHOLE
- FWMH - PUBLIC FOUL WATER MANHOLE
UNDER SECTION 104
- FWMH - PRIVATE FOUL WATER MANHOLE
(PCC RINGS) - MIN 1.2m DIA
- FW-IC3 - PRIVATE FOUL WATER
INSPECTION CHAMBER - MIN 0.45m DIA
- FW-IC4 - PRIVATE FOUL WATER
INSPECTION CHAMBER - MIN 0.25m DIA
- SWMH - PRIVATE SURFACE WATER MANHOLE
(PCC RINGS / BRICKWORK)
- SW-IC3 - PRIVATE SURFACE WATER
INSPECTION CHAMBER - MIN 0.6m DIA
- SW-IC3 - PRIVATE SURFACE WATER
INSPECTION CHAMBER - MIN 0.75m x 0.60m
- SW-IC3 - PRIVATE SURFACE WATER
INSPECTION CHAMBER - MIN 0.45m DIA
- SW-IC4 - PRIVATE SURFACE WATER
INSPECTION CHAMBER - MIN 0.25m DIA
- RODDING EYE
- EXISTING PUBLIC FOUL WATER SEWER
- FW RISING MAIN
- PUBLIC FOUL WATER SEWER
- FOUL WATER LATERAL
- PRIVATE FOUL WATER DRAINAGE
- PRIVATE SURFACE WATER DRAINAGE
- SURFACE WATER DRAINAGE CHANNEL
(I.E ACO M100D 0.0 OR SIMILAR APPROVED)
- SW CHAMBER WITH MINIMUM
300mm DEEP SILT TRAP
- DIRECT CONNECTION INTO PERMAVOID UNITS
VIA SADDLE CONNECTION OR DIFFUSER UNIT
PVD05202 (2130mm x 355mm x300mm DEEP)
- INFILTRATION BLANKET
- PERVIOUS PAVING
- PERVIOUS PAVING WITH 235mm
THICK LAYER OF GEOCELLULAR UNITS
- FFL 7.250 PROPOSED FINISHED FLOOR LEVEL

DRAINAGE DESIGN SHOWN
SUBJECT TO APPROVAL FROM
THE LEAD LOCAL FLOOD
AUTHORITY AND LOCAL
PLANNING AUTHORITY

ALL HARD SURFACES,
ROADS, PARKING AREAS,
FOOTWAYS AND SIMILAR TO
BE DRAINED TO PERVIOUS
PAVING SUB-BASE.

ALL ROADS ARE TO REMAIN
AS PRIVATE

MATERIALS FOR PIPES TO
COMPLY WITH PARAGRAPH
2.40, TABLE 7 OF THE
APPROVED DOCUMENT 'H'
OF THE BUILDING
REGULATIONS 2010 (2015
EDITION) OR AS SPECIFIED
ON THE DRAINAGE LAYOUT.
UNLESS NOTED OTHERWISE,
ALL PIPEWORK <300mm DIA.
TO BE PVC-U TO WIS 4-35-01.
PIPEWORK >300mm TO BE
CONCRETE.

NOTES

- THIS DRAWING IS NOT SUITABLE FOR CONSTRUCTION AND
MUST ONLY BE USED FOR PLANNING PURPOSES.
- DRAINAGE PLAN SHOWN ON THIS DRAWING REPRESENTS THE
PRINCIPLES ONLY AND IS SUBJECT TO CHANGE AT THE
DETAILED DESIGN STAGE FOLLOWING DETAILED PLANS OF
HOUSES, POSITION OF SVPP'S, RWP'S, ETC.
- IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED
IT'S DESIGN RISK MANAGEMENT PROCESS FOR HAZARD
ELIMINATION AND RISK REDUCTION IN DEVELOPING THE
ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO
ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH
THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT
WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR
CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND
ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED
DIMENSIONS ONLY.
- EXISTING DRAINAGE FEATURES AND GROUND LEVELS (SHOWN
TO AN ORDNANCE DATUM) ARE BASED ON THE MK SURVEYS
TOPOGRAPHICAL SURVEY - DWG NO. 26714 DATED MARCH
2019. ODYSSEY ASSUMES NO RESPONSIBILITY ON THE LEVEL
OF ACCURACY OF SURVEY INFORMATION PROVIDED.
- ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED
OTHERWISE.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES
ARE TO BE CHECKED ONSITE AND THE ENGINEER NOTIFIED
IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE
COMMENCEMENT OF THE WORKS.
- ALL FFL, RL AND GL ARE FOR GUIDANCE ONLY AND ARE
SUBJECT TO CHANGE AT THE DETAILED DESIGN STAGE, I.E.
TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING
REGULATIONS PART 'M'.
- SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE
DISCHARGED ONTO ADAPTABLE HIGHWAY, I.E. DRAINAGE
CHANNELS WILL INTERCEPT FLOWS FROM PRIVATE AREAS AND
CONNECT INTO THE PRIVATE OR S104 ADAPTABLE SYSTEM.
- PRIVATE INSPECTION CHAMBER SIZES ARE TO BE IN
ACCORDANCE WITH THE BUILDING REGULATIONS PART H;
TABLE 11 AND MANHOLE SIZES TABLE 12.
- ALL CHAMBERS DIRECTLY UPSTREAM OF INFILTRATION
FEATURES TO INCORPORATE SILT TRAP AND NO PIPE TO BE
CONNECTED DIRECTLY TO INFILTRATION FEATURE WITHOUT
PASSING THROUGH SILT TRAP.
- ALL RWP'S TO HAVE RODDING ACCESS.
- ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN
PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED
OTHERWISE.
- FOUL WATER CONNECTION INTO PUBLIC SEWERAGE SYSTEM
SHOWN INDICATIVELY ONLY. FORMAL SECTION 106
APPLICATION AND PRIOR APPROVAL MUST BE SOUGHT BEFORE
ANY CONNECTION WORKS COMMENCE. INVERT LEVEL AT THE
CONNECTION POINT INTERPOLATED ONLY AND TO BE
CONFIRMED PRIOR ANY DRAINAGE WORKS OR FINAL SETTING
OF FLOOR AND ROAD LEVELS.
- ANY ADAPTABLE S104 DRAINAGE WORKS TO BE CARRIED IN
ACCORDANCE WITH THE SEWERAGE SECTOR GUIDANCE AND
DESIGN AND CONSTRUCTION GUIDANCE.
- ALL DRAINAGE TESTING REQUIRED IS TO BE CARRIED OUT AT
THE CONTRACTORS EXPENSE.
- DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY
FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED
LEVEL AND THEN EXCAVATE THROUGH THE FILL MATERIAL
INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN
TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE
GRANULAR FILL MATERIAL WELL COMPACTED IN LAYERS NOT
EXCEEDING 225 THICK.
- IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION
AND THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY
INFORM THE ENGINEER.
- CONTRACTOR TO SURVEY FOR AND LOCATE THE POSITION
AND DEPTH OF ALL SERVICES ACROSS THE SITE BEFORE
COMMENCING ANY WORKS.
- STATUTORY SERVICE DIVERSION WORKS - IF DEEMED
NECESSARY - TO BE AGREED WITH THE APPROPRIATE
STATUTORY UNDERTAKER.
- ALL TOPSOIL STRIPPED FOR RE-USE ON VERGES ETC. TO BE
STOCKPILED AT A LOCATION TO BE AGREED WITH THE
ENGINEER.
- FOR PIPES WITH SHALLOW COVER CONCRETE SLAB /
CONCRETE SURROUND PROTECTION MUST BE ADDED OR
DUCTILE IRON PIPES USED (AS INDICATED ON PLAN).

FOR PLANNING
PURPOSES ONLY

E	UPDATES TO S104 FW DRAINAGE	AK	SW	SW	20.01.21
D	UPDATES TO INFILTRATION FEATURES TO ADDRESS ARUN DC COMMENTS	AK	SW	SW	17.12.20
C	LAYOUT UPDATED	OC	AK	JM	
B	DRAINAGE LAYOUT UPDATED. INFORMATION ADDED AS PER ARUN DC COMMENTS.	AK	SW	JM	05.10.20
A	ROAD AND PIPEWORK NOTES AMENDED	SW	AK	JM	30.07.20
Rev	Amendments	Dm	Chk	App	Date



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Job Title
**LAND AT STAKERS FARM,
YAPTON**

Drawing Title
DRAINAGE STRATEGY LAYOUT

Client
**DANDARA LIMITED
(SOUTHERN)**

Scale 1:500 @ A1	Date JUL 20	Designed AK
Drawn AK	Checked SW	Approved JHM
Job No 19-156	Drawing No YAP-130-20	Rev E