



**NOTES**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER.
2. THIS DRAWING IS FOR INFORMATION AND PLANNING PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION OR TENDERING PURPOSES AS IS SUBJECT TO CHANGE DURING THE DETAILED DESIGN STAGE.
3. DO NOT SCALE FROM THIS DRAWING.
4. PROPOSED LAYOUT BASED UPON PLACE BY DESIGN ARCHITECT'S DRAWING NUMBER 2138-1100B RECEIVED 27.08.25.
5. TANKED PERMEABLE PAVING TO CATER FOR ITS OWN SURFACE AREA AND ADJACENT ROOF AREA AND WILL HAVE OUTFLOW RESTRICTED BY THE ORIFICE. REFER TO INFODRAINAGE MODEL PRINTOUTS '24-217 Network\_1' AND '24-217 Network\_2' AND DRAWING 24-217-SK002 FOR FURTHER HYDRAULIC MODELLING DETAILS. FULL CONSTRUCTION METHOD TO BE CONFIRMED AT THE DETAILED DESIGN STAGE.
6. DWELLINGS TO HAVE ITS SURFACE WATER CONNECTED INTO THE ADJACENT TANKED PERMEABLE PAVING VIA SUITABLE DIFFUSER UNITS - SPECIFICATION AND SIZE OF WHICH TO BE CONFIRMED BY THE CHOSEN MANUFACTURER / SUPPLIER.
7. DESIGN STORM FOR THE SURFACE WATER SYSTEM TAKEN AS 1 IN 100 YRS + 45%.
8. TOTAL AREA DRAINED TO:
  - BASIN 1 - 1.404 ha, EQUIVALENT GREENFIELD Qbar - 4.3 l/s
  - BASIN 2 - 2.487 ha, EQUIVALENT GREENFIELD Qbar - 7.7 l/s

**LEGEND:**

- SITE BOUNDARY
- TREE ROOT PROTECTION ZONE
- 8 m EASEMENT FROM TOP OF BANK OF EXISTING WATERCOURSE
- PROPOSED TANKED PERMEABLE PAVING. SEE NOTE 5.
- PROPOSED SURFACE WATER SEWER AND MANHOLE - POTENTIALLY SUBJECT TO THE S104 AGREEMENT
- PROPOSED SURFACE WATER SEWER AND CHAMBER - RETAINED AS PRIVATE
- PROPOSED OUTFALL
- PROPOSED VORTEX CONTROL DEVICE
- ☆ DWELLINGS THAT WILL DRAIN ITS SURFACE WATER RUN-OFF INTO ADJACENT PERMEABLE PAVING. SEE NOTE 6.
- PROPOSED CELLULAR STORAGE TANK
- PROPOSED PERFORATED PIPE
- PROPOSED GULLY AND LEAD
- UNDEFENDED FLUVIAL FLOOD EXTENT FOR THE 1 IN 100 YEAR DESIGN STORM PLUS 15% CLIMATE CHANGE (DATA SOURCE DATED JAN 2023)
- SURVEYED LOCATION OF GAS MAIN WITH 3m BUFFER INDICATED

INDIVIDUAL PROPERTY DRIVEWAYS/LOW TRAFFIC ROADS	WORST CASE POLLUTION HAZARD INDICES		
	TSS	METALS	HYDROCARBONS
	0.5	0.4	0.4

  

TYPE OF SUDS COMPONENT	MITIGATION INDICES		
	TSS	METALS	HYDROCARBONS
PERMEABLE PAVING	0.7	0.6	0.7
DETENTION BASIN	0.5	0.5	0.6

USING SIMPLE INDEX APPROACH THE OFFERED SUDS MITIGATION INDICES ARE GREATER THAN THE WORST CASE POLLUTION HAZARD INDICES - THEREFORE OK

EXISTING GREENFIELD DISCHARGE RATE PER HECTARE (l/s/ha)	QBAR
	3.1

C	UPDATED TO SUIT LATEST LAYOUT AND LPA COMMENTS	LG	JK	28.08.25	
B	UPDATED TO SUIT LATEST LAYOUT AND LPA COMMENTS	LG	JK	30.06.25	
Rev	Amendments	Dm	Chk	App	Date

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Job Title  
**BILSHAM ROAD, YAPTON**

Drawing Title  
**PROPOSED SURFACE WATER DRAINAGE LAYOUT, SHEET 1 OF 8**

Client  
**REDROW**

Scale	1:200 @A1	Date	APR 25	Designed	LG
Drawn	EW	Checked	LG	Approved	BAC
Job No	24-217	Drawing No	24-217-222	Rev	C

NOT FOR CONSTRUCTION - SUBJECT TO APPROVAL

FOR CONTINUATION REFER TO DRAWING 24-217/224

P:24-217 - Bilsham Concept Works, Yapton\Tech\Acad\Drawings\200 Series - Replan\24-217-222-229 Proposed Surface Water Drainage Layout.dwg

FOR CONTINUATION REFER TO DRAWING 24-217/223