



- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER.
  - 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.
  - DO NOT SCALE FROM THIS DRAWING.
  - PROPOSED LAYOUT BASED UPON PLACE BY DESIGN ARCHITECT'S DRAWING NUMBER 2138-11008 RECEIVED 27.08.25.
  - TANKED PERMEABLE PAVING TO CATER FOR ITS OWN SURFACE AREA AND ADJACENT ROOF AREA AND WILL HAVE OUTFLOW RESTRICTED BY THE OFFICE. 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.
  - 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.
  - DESIGN STORM FOR THE SURFACE WATER SYSTEM TAKEN AS 1 IN 100 YRS + 45%.
  - TOTAL AREA DRAINED TO:
    - BASIN 1 - 1.404 ha, EQUIVALENT GREENFIELD Q<sub>50</sub> = 4.3 l/s
    - BASIN 2 - 2.487 ha, EQUIVALENT GREENFIELD Q<sub>50</sub> = 7.7 l/s

**LEGEND:**

- SITE BOUNDARY
- TREE ROOT PROTECTION ZONE
- 8 m EASEMENT FROM TOP OF BANK OF EXISTING WATERCOURSE
- 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 RUNOFF INTO ADJACENT PERMEABLE PAVING. SEE NOTE 6.
- PROPOSED CELLULAR STORAGE TANK
- PROPOSED PERFORATED PIPE
- PROPOSED GULLY AND LEAD
- UNDEFINDED FLUVIAL FLOOD EXTENT FOR THE 1 IN 100 YEAR DESIGN STORM PLUS 15% CLIMATE CHANGE (DATA SOURCE DATED JAN 2023)
- EXISTING FOUL WATER SEWER AND MANHOLE
- EXISTING SURFACE WATER SEWER AND MANHOLE
- EXISTING PUMP STATION
- SURVEYED LOCATION OF GAS MAIN WITH 3 m BUFFER
- PROPOSED FOUL WATER (FW) PUMP STATION (PS) WITH 15 m BUFFER TO SSG (FOR PS TYPE 3)
- PROPOSED CONCEPT FOUL WATER SEWER AND MANHOLE
- PROPOSED FOUL WATER RISING MAIN

INDIVIDUAL PROPERTY DRIVEWAY, LOW TRAFFIC ROADS	WORST CASE POLLUTION HAZARD INDEX		
	TSS	METALS	HYDROCARBONS
	0.5	0.4	0.4

  

TYPE OF SUB-COMPONENT	MITIGATION INDEXES		
	TSS	METALS	HYDROCARBONS
PERMEABLE PAVING	0.7	0.6	0.7
DETENTION BASIN	0.5	0.5	0.6

USING SIMPLER INDEX APPROACH THE OFFERED SUB-MITIGATION INDEXES ARE GREATER THAN THE WORST CASE POLLUTION HAZARD INDEXES - THEREFORE OK

EXISTING GREENFIELD DISCHARGE RATE PER HECTARE (L/S)	Q <sub>50</sub>
	31

NOT FOR CONSTRUCTION - SUBJECT TO APPROVAL				
C	UPDATED TO SUIT LATEST LAYOUT AND LPA COMMENTS	LG	JK	LG 28.08.25
B	UPDATED TO SUIT LATEST LAYOUT AND LPA COMMENTS	LG	JK	BAC 30.06.25
A	UPDATED TO SUIT LATEST LAYOUT AND REDROW COMMENTS	EW	LG	BAC 16.04.25
Rev	Amendments	Des	Chk	Appr

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Job Title: **BILSHAM ROAD, YAPTON**

Drawing Title: **OVERALL DRAINAGE LAYOUT 170 UNIT REPLAN**

Client: **REDROW**

Scale	Date	Designed
1:500 @A0	APR 25	LG

Drawn	Checked	Approved
LG	BAC	BAC

Job No	Drawing No	Rev
24-217	24-217-256	C

P:\24-217 - Bilsham Concept Works - Yapton\Tech\Kead\Drawings\250 Series - Replan\24-217-256 Proposed Overall Drainage Layout.dwg