



SITE UNDER SEPARATE
PLANNING APPLICATION
SEE DRAWING YAP-130-21

LEGEND

INTENDED FLOW PATH WITHIN
SUB-BASE OF PERVIOUS PAVEMENT
WITHOUT SURFACE FLOODING

ESTIMATED SURFACE FLOW PATH WHEN DRAINAGE
SYSTEM (I.E. PERM PAVING STORAGE OR
INFILTRATION DEVICES) CAPACITY IS EXCEEDED

FFL
7.350

PROPOSED FINISHED
FLOOR LEVEL

PROPOSED FINISHED
GROUND LEVEL

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.

- NOTES
1.

THIS DRAWING IS NOT SUITABLE FOR CONSTRUCTION AND
MUST ONLY BE USED FOR PLANNING PURPOSES.
2.

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 SVPS, RWP'S, ETC.
3.

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.
4.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND
ENGINEER.
5.

DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED
DIMENSIONS ONLY.
6.

EXISTING DRAINAGE FEATURES AND GROUND LEVELS (SHOWN
TO AN ORDANCE 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.
7.

ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED
OTHERWISE.
8.

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.
9.

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'.
10.

SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE
DISCHARGED ONTO ADOPTABLE HIGHWAY, I.E. DRAINAGE
CHANNELS WILL INTERCEPT FLOWS FROM PRIVATE AREAS AND
CONNECT INTO THE PRIVATE OR S104 ADOPTABLE SYSTEM.

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

CONSTRUCTION
ISSUE

A SITE LAYOUT UPDATED. CONSTRUCTION ISSUE		AK	SW	SW	04/05/21
Rev	Amendments	Dm	Chk	App	Date
ODYSSEY Odyssey House Unit 3 Winchester Hill Business Park Winchester Hill, Romsey Southampton SO51 7UT Telephone: 01794 537980 Fax: 01265 331134 E: info@odysseyconsult.co.uk W: www.odysseyconsult.co.uk					
Job Title					
LAND AT STAKERS FARM, YAPTON					
Drawing Title					
EXCEEDANCE FLOW PATH LAYOUT (70 UNITS)					
Client					
DANDARA LIMITED (SOUTHERN)					
Scale	Date	Designed			
N.T.S.	JULY 20	AK			
Drawn	Checked	Approved			
AK	SW	JHM			
Job No	Drawing No	Rev			
19-156	YAP-130-23	A			