



ROAD TYPE 1 CONSTRUCTION SPEC:
SUB-BASE FORMATION LEVEL: 6.480m(*) AOD
SUB-BASE THICKNESS: 510mm
PERFORATED BASE COURSE BASE LEVEL: 6.990m(*) AOD
PERFORATED BASE COURSE THICKNESS: 130mm
LAYING COURSE / PERMEABLE BLOCKS THICKNESS: 130mm
ROAD FINISHED SURFACE LEVEL: 7.250(*)m AOD
(*) LEVEL PROVIDED FOR ROAD FINISHED LEVEL OF 7.250m AOD,
FOR DIFFERENT ROAD LEVELS THICKNESS OF EACH LAYER SHOULD
BE USED TO DETERMINE CONSTRUCTION LEVELS

ROAD TYPE 2 CONSTRUCTION SPEC:
SUB-BASE FORMATION LEVEL: 5.790m AOD
SUB-BASE THICKNESS: 215mm
GEOCELLULAR UNITS INVERT LEVEL: 6.005m AOD
GEOCELLULAR UNITS THICKNESS: 235mm
PERFORATED BASE COURSE BASE LEVEL: 6.240m AOD
PERFORATED BASE COURSE THICKNESS: 130mm
LAYING COURSE / PERMEABLE BLOCKS LEVEL: 6.370m AOD
LAYING COURSE / PERMEABLE BLOCKS THICKNESS: 130mm
ROAD FINISHED SURFACE LEVEL: 6.500m AOD

ROAD TYPE 3 CONSTRUCTION SPEC:
SUB-BASE FORMATION LEVEL: 5.620m(*) AOD
SUB-BASE THICKNESS: 220mm
GEOCELLULAR UNITS INVERT LEVEL: 5.840m(*) AOD
GEOCELLULAR UNITS THICKNESS: 300mm
PERFORATED BASE COURSE BASE LEVEL: 6.140m(*) AOD
PERFORATED BASE COURSE THICKNESS: 130mm
LAYING COURSE / PERMEABLE BLOCKS LEVEL: 6.270m(*) AOD
LAYING COURSE / PERMEABLE BLOCKS THICKNESS: 130mm
ROAD FINISHED SURFACE LEVEL: 6.400m(*) AOD
(*) LEVEL PROVIDED FOR ROAD FINISHED LEVEL OF 6.400m AOD,
FOR DIFFERENT ROAD LEVELS THICKNESS OF EACH LAYER
SHOULD BE USED TO DETERMINE CONSTRUCTION LEVELS

DRIVEWAYS CONSTRUCTION SPEC:
SUB-BASE THICKNESS: 370mm
LAYING COURSE / PERMEABLE BLOCKS THICKNESS: 110mm

ROAD TYPE 4 CONSTRUCTION SPEC:
SUB-BASE FORMATION LEVEL: 6.140m(*) AOD
SUB-BASE THICKNESS: 300mm
GEOCELLULAR UNITS INVERT LEVEL: 6.44m(*) AOD
GEOCELLULAR UNITS THICKNESS: 300mm
PERFORATED BASE COURSE BASE LEVEL: 6.740m(*) AOD
PERFORATED BASE COURSE THICKNESS: 130mm
LAYING COURSE / PERMEABLE BLOCKS LEVEL: 6.870m(*) AOD
LAYING COURSE / PERMEABLE BLOCKS THICKNESS: 130mm
ROAD FINISHED SURFACE LEVEL: 7.000m(*) AOD
(*) LEVEL PROVIDED FOR ROAD FINISHED LEVEL OF 7.000m AOD,
FOR DIFFERENT ROAD LEVELS THICKNESS OF EACH LAYER
SHOULD BE USED TO DETERMINE CONSTRUCTION LEVELS

BLUE HATCHED BUILDINGS TO
DISCHARGE ROOF WATER INTO
THE SUB-BASE OF ROAD TYPE 2

DIFFUSER UNITS TO BE
LOCATED MINIMUM 5m
AWAY FROM THE BUILDINGS

MAGENTA HATCHED BUILDINGS TO DISCHARGE
INTO THE 'POS A' INFILTRATION BASIN

The
Steddles

INfiltration BLANKET SERVING ROOF,
GEOCELLULAR UNITS OR HYBRID WITH
GRAVEL FILL

BREAK LINES TO DELINEATE
CHANGE IN ROAD TYPE
CONSTRUCTION. REFER TO
CONSTRUCTION SPEC NOTES ABOVE.

ALL DRIVES CONSTRUCTED AS
PERVIOUS SURFACE

GREEN HATCHED BUILDINGS TO
DISCHARGE ROOF WATER INTO
THE SUB-BASE OF ROAD TYPE 3

FOUL WATER RISING MAIN SERVING 70 UNITS
FROM SOUTHERN SITE TO DISCHARGE INTO
ADOPTABLE GRAVITY DRAINAGE WITH 38 UNIT
NORTHERN SITE AS SHOWN SUBJECT TO WATER
AUTHORITY AGREEMENT, CONNECTION
LOCATION MAY ALTER FOLLOWING
CONSULTATION WITH WATER AUTHORITY.

ROAD TYPE 3 TO
CATER FOR ADJACENT
FOOTWAYS

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

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

TP4 - 1.8*10-6

INFILTRATION BASIN 150mm DEEP WITH 330mm
DEEP UNDERLYING INFILTRATION BLANKET.
STORMS IN EXCESS OF APPROXIMATELY 1 IN 10 YRS
WOULD EMERGE ON THE SURFACE OF INFILTRATION
BASIN AND MORE FREQUENT EVENTS WOULD BE
DEALT WITHIN THE UNDERGROUND INFILTRATION
BLANKET

MAGENTA HATCHED BUILDINGS TO DISCHARGE
INTO THE 'POS A' INFILTRATION BASIN

ROAD TO BE PERVIOUS
PAVING CATERING FOR
ADJACENT FOOTWAYS

EXTENT OF PERMEABLE
ACCESS ROAD.
SITE ENTRANCE
BELLMOUTH IS COVERED
BY S278 AGREEMENT AND
DRAINAGE IS DEALT WITH
BY OUTFALL INTO
SOAKAWAY AS SHOWN ON
DRAWING YAP-S278-04
(LATEST REV.)

DRAINAGE KEY

- FWMH - EXISTING PUBLIC FOUL
WATER MANHOLE
- FWMH - PROPOSED PUBLIC FOUL
WATER MANHOLE UNDER SECTION 104
- FWMH - PROPOSED PRIVATE FOUL WATER
MANHOLE (PCC RINGS) - MIN 1.2m DIA
- FW-IC3 - PROPOSED PRIVATE FOUL WATER
INSPECTION CHAMBER - MIN 0.45m DIA
- FW-IC4 - PROPOSED PRIVATE FOUL WATER
INSPECTION CHAMBER - MIN 0.25m DIA
- SWMH - PROPOSED PRIVATE SURFACE WATER
MANHOLE (PCC RINGS / BRICKWORK)
- SW-IC3 - PROPOSED PRIVATE SURFACE WATER
INSPECTION CHAMBER - MIN 0.45m DIA
- SW-IC4 - PROPOSED PRIVATE SURFACE WATER
INSPECTION CHAMBER - MIN 0.25m DIA

- EXISTING PUBLIC FOUL
WATER SEWER
- PROPOSED FW RISING
MAIN
- PROPOSED PUBLIC
FOUL WATER SEWER
- PROPOSED PRIVATE FOUL
WATER DRAINAGE
- PROPOSED PRIVATE SURFACE
WATER DRAINAGE
- PERMAVOID DIFFUSER UNIT - SIZE TBC
AT THE DETAILED DESIGN STAGE

- INFILTRATION
BLANKET
- PERVIOUS
PAVING

- FFL 7.250 PROPOSED FINISHED
FLOOR LEVEL
- RL 6.400 PROPOSED FINISHED
ROAD LEVEL
- *1m
GL 6.550 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.

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 SVPS, 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 ADOPTABLE HIGHWAY, I.E. DRAINAGE
CHANNELS WILL INTERCEPT FLOWS FROM PRIVATE AREAS AND
CONNECT INTO THE PRIVATE OR S104 ADOPTABLE 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 RWPS 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 ADOPTABLE 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).

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

FOR PLANNING
PURPOSES ONLY

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 A