



PERVIOUS SECTION 'HARD BOUNDARY' NOT ALLOWING FORWARD FLOWS.
'HARD BOUNDARY' CONSTRUCTED AS WEIR ACROSS GRANULAR SUB-BASE
FULL DEPTH OF 600mm. INDICATES SEPARATE PERVIOUS PAVING SECTION
MODELLED IN MICRODRAINAGE

PERVIOUS SECTION 'WEIR' ALLOWING FORWARD FLOWS ONCE
OVERTOPPED. 'WEIR' DEPTH WITHIN GRANULAR SUB-BASE 580mm.
INDICATES SEPARATE PERVIOUS PAVING SECTION MODELLED IN
MICRODRAINAGE

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

INFILTRATION BLANKET SERVING TO UNITS SCHEME
OVERLAYS THE REDLINE BOUNDARY WITH THE 24
UNITS SCHEME
BOTH APPLICATION SITES AND SCHEMES ARE BEING
PROMOTED BY (AND ARE UNDER CONTROL OF) THE
SAME DEVELOPER (DANDARA) ALLOWING
CONSTRUCTION OF INFILTRATION BLANKET ACROSS
REDLINE BOUNDARIES
BLANKET SHAPE INDICATIVE ONLY AND TO BE
ADJUSTED ON SITE (KEEPING THE OVERALL PLAN AREA)
TO AVOID TREE ROOTS

SITE UNDER SEPARATE
PLANNING APPLICATION
REFER TO DRAWING YAP-130-20

WS05
EX. GL: 6.36m AOD
BGL: 1.75m
GW LEVEL: 4.58m AOD

TP4 - 1.8*10-6

2m wide buffer planting
corridor to school
boundary to
supplement existing
hedging

Yapton
C of E Primary
School

hatched area indicates

BRING MAIN TO BE CONNECTED INTO THE PW
DRAINAGE SYSTEM SERVING THE ADJACENT 58
UNITS SCHEME. BOTH SCHEMES ARE BEING
PROMOTED BY THE SAME DEVELOPER.
CONNECTION WORKS WILL BE INCORPORATED
INTO DRAINAGE WORKS FOR THE 58 UNITS
SCHEME

ADAPTABLE TYPE 3 FOUL
WATER PUMPING STATION -
FINAL DETAILS TBC WITH
WATER COMPANY

TP1
POOR PERCOLATION TEST

WS010
EX. GL: 5.12m AOD
BGL: 1.25m
GW LEVEL: 5.10m AOD

WS009
EX. GL: 6.43m AOD
BGL: 1.98m
GW LEVEL: 4.47m AOD

4.5m wide buffer
planting corridor along
western boundary

existing trees
retained

existing
planting zone

future
footpath link

20m buffer from L.E.A.P.

WS02
EX. GL: 7.7
BGL: 3.04
GW LEVEL

- 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

- FW RISING MAIN
- 100 Ø 1/12 PRIVATE FOUL WATER DRAINAGE
- 225 Ø 1/199 PRIVATE SURFACE WATER DRAINAGE
- PERVIOUS PAVING
- FFL 7.250 PROPOSED FINISHED FLOOR LEVEL

KEY TO HEALTH AND SAFETY SYMBOLS

- ABNORMAL OR UNUSUAL RESIDUAL
RISKS ASSOCIATED WITH THE DESIGN
OUTCOMES SHOWN ON THIS DRAWING
MAY BE 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 HOUSE AND GARAGE
ROOFS ARE TO BE DRAINED
TO INFILTRATION BLANKET

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

- IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED
ITS 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.
- SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE
DISCHARGED ONTO ADAPTABLE HIGHWAY, I.E. PERMEABLE
PAVING OR 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 NHBC STANDARDS SECTION 5.3,
TABLES 3 AND 4 OR WHERE APPLICABLE BUILDING
REGULATIONS PART H, TABLE 11 AND 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 TO BE
100mm Ø WITH MINIMUM GRADIENT OF 1/80 UNLESS
SPECIFIED OTHERWISE.
- IT IS ASSUMED THAT THE INVERT OF THE TAIL OF THE BEND
AT THE FOOT OF THE STACK WILL BE 0.45m BELOW FFL FOR
ALL SINGLE DWELLINGS. FOR BLOCK OF FLATS THIS IS
ASSUMED TO BE 0.75m BELOW FFL.
- IT IS ASSUMED THAT ANY BRANCH DISCHARGE PIPE FOR
SINGLE DWELLINGS WILL NOT DISCHARGE INTO A STACK
LOWER THAN 450mm ABOVE THE INVERT OF THE TAIL OF THE
BEND AT THE FOOT OF THE STACK. FOR BLOCK OF FLATS THIS
IS ASSUMED TO BE 750mm.
- SECTION 106 FOR FOUL WATER CONNECTION OBTAINED FROM
SOUTHERN WATER ON 20-08-2020.
- 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 WHERE MINIMUM COVER IN ACCORDANCE WITH
BUILDING REGULATIONS PART H TABLES 8 TO 10 IS NOT MET
CONCRETE SLAB / CONCRETE SURROUND PROTECTION MUST
BE ADDED.

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

FOR PLANNING
PURPOSES ONLY

Rev	Amendments	Dm	Chk	App	Date
B	DRAINAGE LAYOUT UPDATED. INFORMATION ADDED AS PER ARJUN DC COMMENTS.	AK	SW	JM	06.10.20
A	PERVIOUS PAVING HATCH ADJUSTED BY PLOTS 47 & 48. PIPEWORK NOTE AMENDED	SW	AK	JM	30.07.20

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Job Title	LAND AT STAKERS FARM, YAPTON		
Drawing Title	DRAINAGE STRATEGY LAYOUT (70 UNITS)		
Client	DANDARA LIMITED (SOUTHERN)		
Scale	1:500@A1	Date	JULY 20
Drawn	AK	Checked	SW
Job No	19-156	Drawing No	YAP-130-22
Rev	B		