



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 2138-11008 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-S002 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

UNDEFINDED FLUMIAL 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

PROPOSED LEVEL

134

PROPOSED FINISHED FLOOR LEVEL

10.60

IC

EXPOSED BRICKWORK/UNDERBUILD HEIGHT AS INDICATED - WHERE EXTERNAL GROUND LEVEL IS GREATER THAN 150mm BELOW FFL

RAISED DPC - WHERE EXTERNAL GROUND LEVEL IS LESS THAN 150mm BELOW FFL

SITE BOUNDARY

73.90

PROPOSED HIGHWAY CONTOURS

125mm UPSTAND - HB2 KERB

25mm UPSTAND - BN KERB

0mm UPSTAND - EF EDGING

TRANSITION KERB

0mm UPSTAND (FLUSHED KERB) - CS1 KERB

CHANNEL KERB

PEDESTRIAN ASPHALT SURFACING

VEHICULAR ASPHALT SURFACING

PERMEABLE BLOCK PAVING

BLOCK PAVING

SLABS - PATIO MARSHALLS 600x600 BUFF PAVING TYPICAL - REFER TO ARCHITECT DRAWINGS FOR FULL SPECIFICATION

GRASSCRETE EMERGENCY AND DROPPED BOLLARD ACCESS TO ARCHITECT DETAILS

TACTILE PAVING

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR POS SURFACING AND SPECIFICATIONS

WORST CASE POLLUTION HAZARD INDEXES

INDIVIDUAL PROPERTY	TSS	METALS	HYDROCARBONS
OVERSEWERS LOW TRAFFIC ROADS	0.5	0.4	0.4

MITIGATION INDEXES

TYPE OF SLIDE COMPONENT	TSS	METALS	HYDROCARBONS
PERMEABLE PAVING	0.7	0.8	0.7
DETENTION BASIN	0.5	0.5	0.6

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

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

NOT FOR CONSTRUCTION - SUBJECT TO APPROVAL

Rev	Amendments	On	Off	App	Date

ODYSSEY

Unit 1 Puddwell Farm
Dove Lane
Barnstaple
Somerset PL21 0DU

Telephone: 01764 527888
Fax: 01764 527889
info@odysseyconsultants.co.uk
www.odysseyconsultants.co.uk

BILSHAM ROAD,
YAPTON

Client
REDROW

Drawing Title
OVERALL ENGINEERING LAYOUT
170 UNIT REPLAN

Scale 1:500 @A0	Date AUG 25	Designed LG
Drawn LG	Checked AK	Approved LG
Job No 24-217	Drawing No 24-217-260	Rev