Refer to Inset 1 for continuation

Wooded edge forming part of Bicester Country Club & Golf Course

THE HALE

Wildflower meadow and native shrub planting Wildlife Enhancement

Basin No. 1 - Surface Water Partial Infiltration
Storage Volume of 201m³
for 1 in 100 yr + 30% event.
Water Depth 0.5m
Freeboard Approx 0.76 m

Bed Level
74.930m

S7-HW
IL 74.930

S8-HW
IL 74.90

Flow Control
3.0 litres/sec
IL74.860

Planning Application Boundary

TURNING AREA

Proposed FW rising

Basin No. 2 - Surface Water Attenuation
Storage Volume of 180m³
for 1 in 100 yr + 30% event.
Water Depth 0.35m
Freeboard Approx 0.43m

S14-HW
IL 74.300

Bed Level
74.30m

IL 74.25

S15-HW

Flow Control
5.0 litres/sec
IL74.180

Foul water pumping station

Existing Thames Water
FW manhole No. 8206
CL 74.79
IL 73.63

Existing Thames Water
SW manhole No. 8204
CL 74.78
IL 73.20

Existing Thames Water
FW manhole No. 8205
CL 75.09
IL 74.10

Existing Thames Water
SW manhole No. 8203
CL 75.07
IL 73.70

2.5m easement from existing plot (2 The Woodlands) required. Outfall subject to agreement with land owner and Thames Water confirmation of connection and sewer requisition.

THE WOODLANDS

Refer to Inset 2 for continuation

TYPE, SIZE AND DEPTH OF ALL INFILTRATION SUDS FEATURES ARE PRELIMINARY ONLY AND ARE SUBJECT TO FURTHER LOCALISED INTRUSIVE GROUND INVESTIGATIONS

DRAINAGE NOTES

1. All material used in the construction of drains and manholes shall comply to the relevant British standard and be kite marked where appropriate.
2. All adoptable drainage works shall be carried out in accordance with Sewers for Adoption 6th or 7th Edition.
3. All private drains shall be constructed in accordance with the relevant sections of the building regulations approved documents and BS EN 754-part 4:1998.
4. All private foul drainage access chambers shall be set minimum 450mm below finished levels, unless otherwise shown.
5. All private drains shall be 100mm Ø UPVC (unless otherwise stated) to BS EN 1401 and have a minimum of 350mm cover at any point.
6. Private surface water sewers shall be laid at a minimum gradient of 1:100 or to designed invert levels.
7. Private foul sewers shall be laid at a minimum gradient of 1:80 or to the designed invert levels.
8. Falls from SVP, SS, DC & RWP to access or inspection chambers shall be laid at a minimum gradient of 1:40.
9. All SVPs and stack pipes shall have rodding access plates fitted at their bases (ground floor level).
10. Pipe bed and surround:
    Verge: class B,
    Private road/drive (cover > 900): class S,
    Private road/drive (cover < 900): class A unless stated otherwise.
11. All drains shall be flexibly jointed and where pipes pass through footings, retaining walls or screen walls, lintels shall be provided over pipes.
12. Where drains are close to buildings refer to clause 2.25 of the building regulations approved document H.
13. Covers and frames shall be set to finished ground levels and falls. Cover levels shown are indicative only.
14. Inspection & access chamber covers and frames shall be provided by the proprietary manufacturer.
15. Locations of rainwater pipes & soil pipes are indicative only, refer to the relevant architects drawings.
16. All chamber covers located within the access road or parking bays shall be D400 heavy duty.
17. Contractor to verify manhole locations, pipe diameters and levels prior to making any connections to existing sewers and drains and confirm findings to the engineer
18. The contractor shall maintain all existing foul water flows at all times during construction.
19. Yard gullies to be sealed during construction to prevent blockages and system jetted clean upon completion (maximum jetting pressure of 180bar or 2600psi).
20. Refer to architects drawings for clarification of SVP's that vent to atmosphere.
21. Drainage connections are subject to terms & conditions of Thames Water and shall be undertaken in accordance with Section 106 of the Water Industry Act.
22. Contractor is to liaise directly with Thames Water to arrange all necessary inspections of adoptable works & connections to public sewers, & shall allow attendance to site as required.
23. All ground investigation and infiltration results shall be reported to the Engineer.
24. SuDS design is based on initial investigations undertaken by RSK in May 2015 Contact Ref: 313035.
25. This drawing is to be read in accordance with the FRA and RSK Factual Soakaway Test Report, No. 313035-02 (00) dated August 2015.

INSET 1

Existing Thames Water
FW manhole No. 7601
CL 78.74
IL 77.54

78.6m

Rising main discharge to outlet manhole

Proposed FW rising

INSET 2

2.5m easement from existing plot (2 The Woodlands) required. Outfall subject to agreement with land owner and Thames Water confirmation of connection and sewer requisition.

THE WOODLANDS

Existing Thames Water
FW manhole No. 8205
CL 75.09
IL 74.10

S17

Connect into new manhole on line of existing Thames Water Sewer at 5l/s Approx. IL 73.615

Existing Thames Water
SW manhole No. 8203
CL 75.07
IL 73.70

GENERAL NOTES

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. All dimensions are in metres unless otherwise stated.
4. This drawing is based on a topographical survey undertaken by:- RPS Planning and Development, Milton Keynes.
5. Proposed Layout is based on Site Plan, drawing number LSD129.03.01 undertaken by Life Space Design.
6. This drawing should be read in accordance with all relevant scheme drawings and specification.
7. All works to be carried out in strict accordance with with 'Specification of Highway Works - Modified and Extended including Oxfordshire County Council's (OCC) supplementary clauses.
8. All works with the public highway to be carried out and comply with requirements of DTP "Traffic signs Manual Chapter 8 - Traffic Safety Measures and Signs for Road Works and Temporary Situations".
9. Any discrepancies between project specification & OCC requirements to be reported to immediately to the Engineer.

KEY

- Existing Foul Water Sewer
- Existing Surface Water Sewer
- Proposed Foul Water Drain (private)
- Proposed Foul Water Sewer (adoptable)
- Proposed Foul Water Rising Main (adoptable)
- F1 — Proposed Foul Water Manhole
- Proposed Surface Water Drain (private)
- Proposed Surface Water Sewer (adoptable)
- S1 — Proposed Surface Water Manhole
- Proposed Perforated Pipe
- Trench Soakaway Infiltration
- Porous Subbase Infiltration (Private)
- Porous Subbase Attenuation (Private)
- Porous Subbase Infiltration (Public)
- Headwall
- RG — Road gully
- YG — Yard gully
- ST — Silt Trap Manhole

PRELIMINARY NOT FOR CONSTRUCTION

Rev	Description	Date	Initial	Checked
B	Fence type at site access amended. Ped crossing moved west & gullies moved to suit.	12/01/16	HSS	JR
A	Architect layout updated. Pipe no's, MH no's & road/yard gullies added. IL's amended. Porous subbase added to central square	09/10/15	HSS	JR

RPS

20 Milton Park
Abingdon, Oxfordshire, OX14 4SH.
T: +44(0)1235 432 190 E: transport@rpsgroup.com F: +44(0)1235 834 698

Client Taylor Wimpey

Project Land North Of Green Lane, Chesterton

Title Drainage Layout

Status	Drawn By	Checked by
PRELIMINARY	HSS	JR
Project Number	Scale @ A1	Date Created
JNY8140	1:500	30/07/2015

Drawing Number JNY8140-500

Rev B

© 2015 RPS Group

rpsgroup.com

Drawing Ref: P:\JNY8140 - GREEN LANE, CHESTERTON\DRAWINGS\DRAWINGS\JNY8140-500.REV B DRAINAGE LAYOUT.DWG Printed Date: 2/2/2016 7:16 PM

© Crown Copyright. All rights reserved. RPS Group license number 0100039993