

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**DRAINAGE NOTES**

- All material used in the construction of drains and manholes shall comply to the relevant British standard and be kite marked where appropriate.
- All adoptable drainage works shall be carried out in accordance with Sewers for Adoption 6th or 7th Edition.
- 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.
- All private foul drainage access chambers shall be set minimum 450mm below finished levels.
- 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.
- Private surface water sewers shall be laid at a minimum gradient of 1:100 or to designed invert levels.
- Private foul sewers shall be laid at a minimum gradient of 1:80 or to the designed invert levels.
- Falls from SVP, SS, DC & RWP to access or inspection chambers shall be laid at a minimum gradient of 1:40.
- All SVPs and stack pipes shall have rodding access plates fitted at their bases (ground floor level).
- Pipe bed and surround:  
Verge: class B,  
Private road/drive (cover > 900): class S,  
Private road/drive (cover < 900): class A unless stated otherwise.
- All drains shall be flexibly jointed and where pipes pass through footings, retaining walls or screen walls, lintels shall be provided over pipes.
- Where drains are close to buildings refer to clause 2.25 of the building regulations approved document H.

- Covers and frames shall be set to finished ground levels and falls. Cover levels shown are indicative only.
- Inspection & access chamber covers and frames shall be provided by the proprietary manufacturer.
- Locations of rainwater pipes & soil pipes are indicative only, refer to the relevant architects drawings.
- All chamber covers located within the access road or parking bays shall be D400 heavy duty.
- 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
- The contractor shall maintain all existing foul water flows at all times during construction.
- Yard gullies to be sealed during construction to prevent blockages and system jetted clean upon completion (maximum jetting pressure of 180bar or 2600psi).
- Refer to architects drawings for clarification of SVP's that vent to atmosphere.
- Drainage connections are subject to terms & conditions of Thames Water and shall be undertaken in accordance with Section 106 of the Water Industry Act.
- 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.
- All ground investigation and infiltration results shall be reported to the Engineer.
- SuDS design is based on initial investigations undertaken by RSK in May 2015 Contact Ref: 313035.
- This drawing is to be read in accordance with the FRA and RSK Factual Soakaway Test Report, No. 313035-02 (00) dated August 2015.

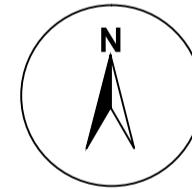
**GENERAL NOTES**

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- If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
- All dimensions are in metres unless otherwise stated.
- This drawing is based on a topographical survey undertaken by:- RPS Planning and Development, Milton Keynes.
- Proposed Layout is based on Site Plan, drawing number LSD129.03.01 undertaken by Life Space Design.
- This drawing should be read in accordance with all relevant scheme drawings and specification.
- All works to be carried out in strict accordance with "Specification of Highway Works - Modified and Extended including Oxfordshire County Council's (OCC) supplementary clauses.
- 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".
- 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)
- Proposed Foul Water Manhole
- Proposed Surface Water Drain (private)
- Proposed Surface Water Sewer (adoptable)
- Proposed Surface Water Manhole
- Trench Soakaway Infiltration
- Porous Subbase Infiltration (Private)
- Porous Subbase Infiltration (Public)
- Headwall
- Road gully
- Yard gully
- Silt Trap Manhole

Rev	Description	Date	Initial	Checked
D	Basin invert levels amended. SW pipe details added. Porous Subbase Attenuation removed. Key amended.	14/04/16	HSS	SF
C	Permeable paving reduced to plots 31-34	15/03/16	HSS	JR
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 & roadway gullies added. IL's amended. Porous subbase added to central square	09/10/15	HSS	JR



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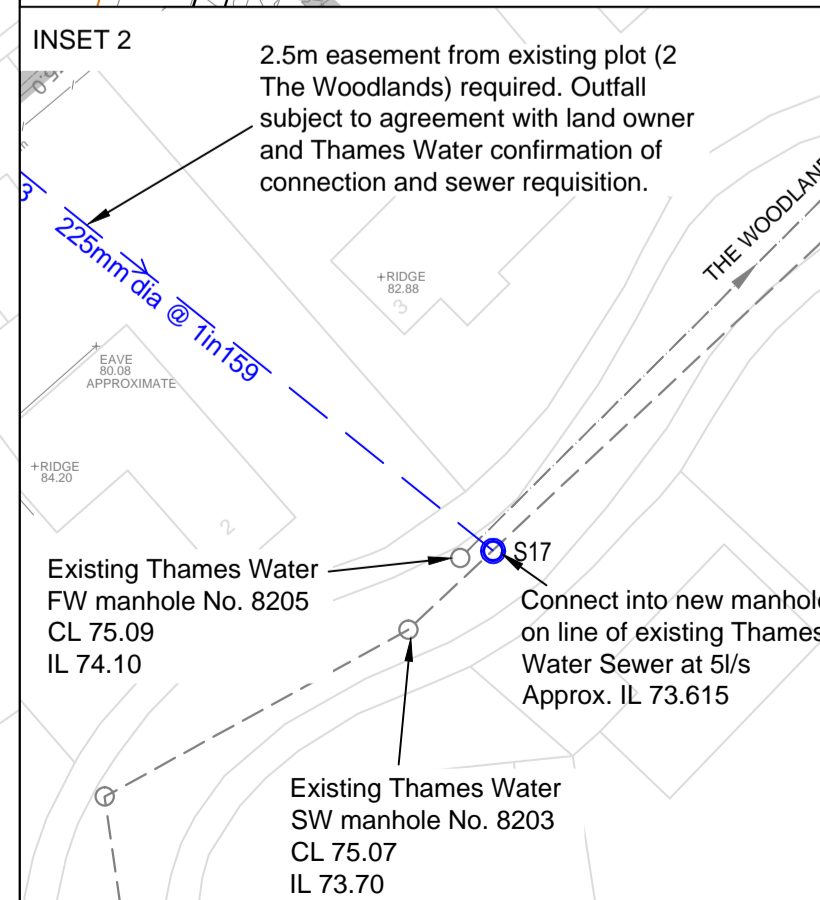
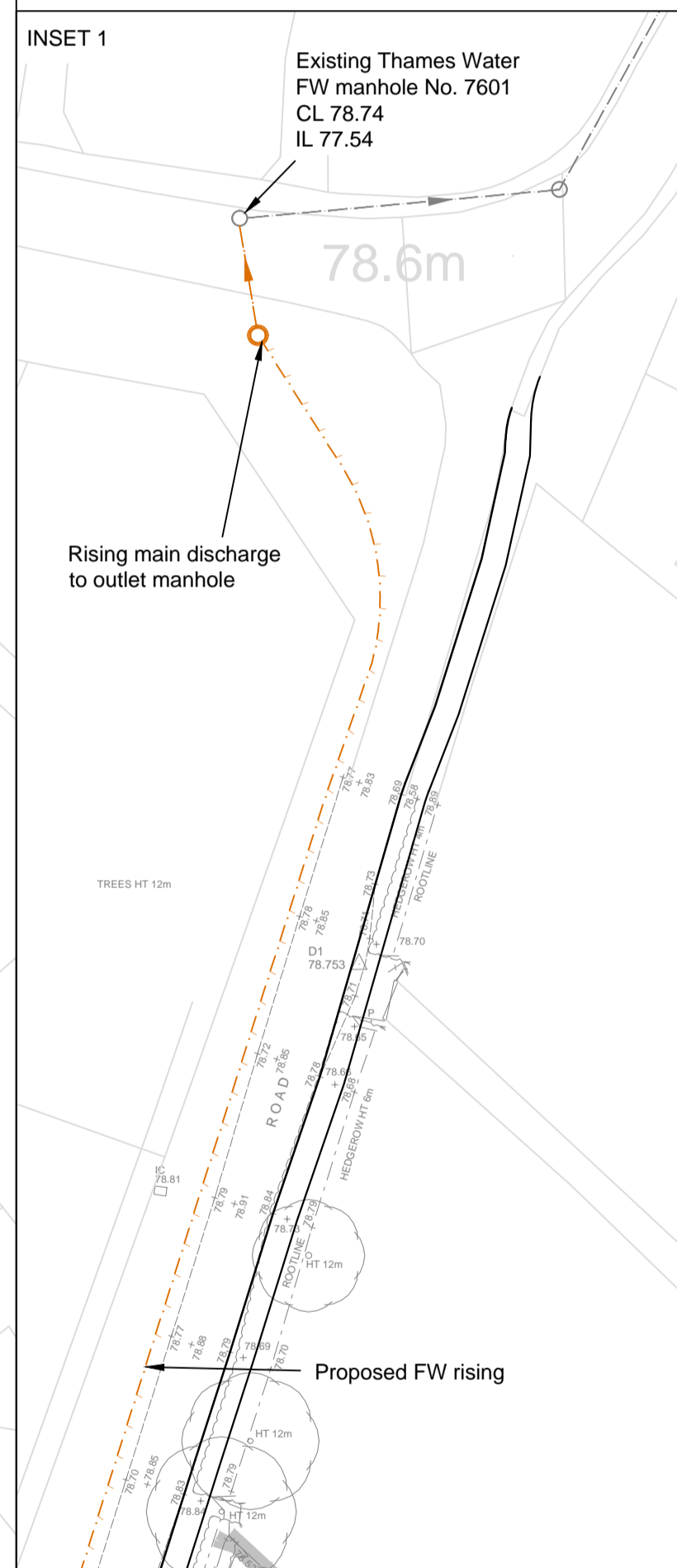
Project Land North Of Green Lane, Chesterton

Title Drainage Layout

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

Drawing Number JNY8140-500 Rev D

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