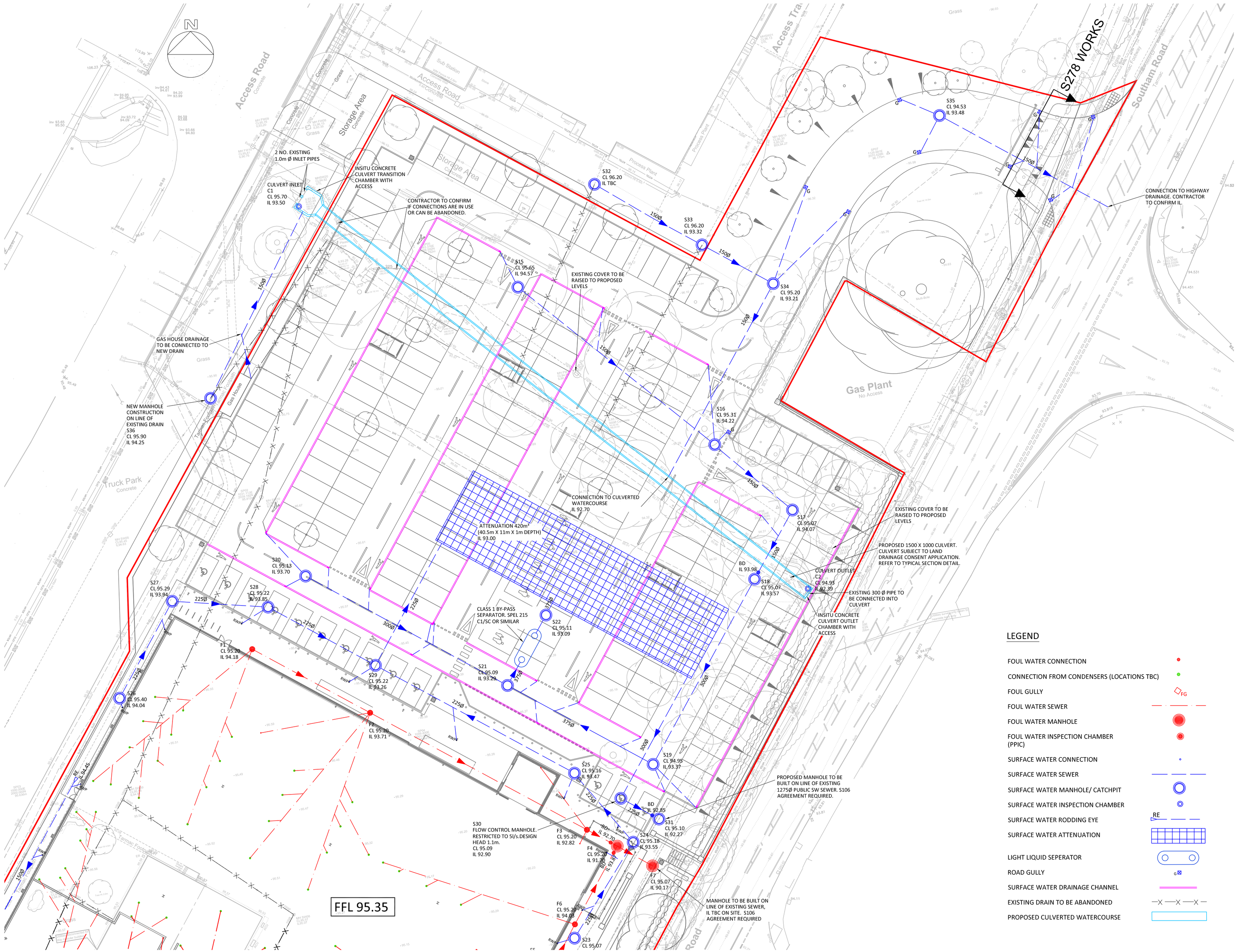

NOTES:

1. THIS DRAWING IS NOT TO BE SCALED.
2. DRAINAGE DESIGNED IN ACCORDANCE WITH PBA DRAINAGE STRATEGY WITH DRAWING NUMBER 26004-2001-002.
3. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS' AND SERVICE ENGINEERS' DRAWINGS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL ALLOW FOR THE PROTECTION, TEMPORARY AND PERMANENT SUPPORT AND DIVERSION WORKS AS NECESSARY, TO ALL EXISTING SERVICES TO THE SATISFACTION OF THE PUBLIC UTILITIES.
6. THE CONTRACTOR SHALL ALLOW FOR DEALING WITH SURFACE WATER RUN-OFF INTO EXCAVATION AND FROM GROUNDWATER BY MEANS OF SUMPS, PUMPING AND DE-WATERING AS APPROPRIATE, IN ORDER TO KEEP THE EXCAVATION AS REASONABLY DRY AS POSSIBLE DURING THE CONSTRUCTION OF THE WORKS,
7. ALL EXTERNAL DRAINAGE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 'CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY' 7th EDITION FOR ADOPTABLE DRAINAGE, AND TO THE RELEVANT PROJECT SPECIFICATION AS DIRECTED BY THE ENGINEER FOR PRIVATE DRAINAGE.
8. PIPE MATERIAL SHALL BE AS FOLLOWS:
   100Ø TO 225Ø - CLAYWARE TO BS EN 295
   300Ø AND ABOVE - CONCRETE TO BS EN 1916.

   N.B PVCu PIPES TO BE EN 1401-1:1998 MAY BE USED SUBJECT TO THE APPROVAL OF THE ENGINEER. PIPES OF LESS THAN 400MM DIAMETER TO HAVE A RESISTANCE OF 270 BAR.
9. ALL FOUL PIPES ARE TO BE 100Ø UNLESS STATED OTHERWISE OR TO SUIT ABOVE GROUND PIPEWORK. SURFACE WATER PIPE DIAMETERS ARE AS INDICATED

   PIPE GRADIENTS UNLESS SHOWN ARE:

   FOUL:
   MINIMUM GRADIENT WITHOUT W.C. TO BE 1:40,
   MINIMUM GRADIENT WITH W.C. TO BE 1:80,
   SURFACE WATER:
   MINIMUM GRADIENT 1:80.
10. CLAY AND CONCRETE PIPES SHALL BE BEDDED ON CLASS S BEDDING UNLESS COVER IS LESS THAN 1.2m IN TRAFFICKED AREAS, THEN CLASS Z BEDDING.
11. UPVC PIPES SHALL BE BEDDED ON CLASS P BEDDING UNLESS COVER IS LESS THAN 1.2m IN TRAFFICKED AREAS, THEN CLASS Q OR Z BEDDING.
12. BACKFILL TO TRENCHES MAY BE SUITABLE EXCAVATED MATERIAL IN LANDSCAPED AREAS. TYPE 1 GRANULAR MATERIAL TO BE USED UNDER HARDSTANDINGS AND ROADS.
13. ROAD GULLY CONNECTIONS SHALL BE 150mm DIAMETER AND WITH CLASS Z BEDDING.
14. ROAD GULLIES SHALL BE TRAPPED 450mm DIAMETER x 900mm DEEP WITH CLASS D400 FRAME AND GRATING TO BS EN 124.
15. DESIGN OF THE DRAINAGE CHANNELS IS INDICATIVE ONLY. DETAILED DESIGN SHALL BE UNDERTAKEN BY THE CONTRACTOR'S PREFERRED CHANNEL MANUFACTURER/ SUPPLIER. GRATINGS TO HAVE 8mm ACO HEELGUARD OR SIMILAR. INSTALLATION TO MANUFACTURERS INSTRUCTIONS.
16. ALL MANHOLE AND DRAINAGE CHANNEL COVERS SHALL COMPLY WITH BS EN 124. FOR DETAILS OF COVER TYPE & LOCATION, PLEASE REFER TO THE MANHOLE SCHEDULE.MANHOLE COVERS WITHIN BLOCK PAVED AREAS & BUILDINGS SHALL BE RECESSED, DOUBLE SEALED WITHIN BUILDING.
17. ALL LIGHT LIQUID SEPARATORS SHALL BE VENTILATED BY VENTILATION PIPEWORK TO MANUFACTURER'S RECOMMENDATIONS AND FITTED WITH AN ALARM. LOCATIONS OF VENTS TO BE AGREED.
18. VENTILATION SHALL BE PROVIDED AT THE HEAD OF FOUL DRAINAGE RUNS. FOR SETTING OUT OF SOIL AND RAINWATER PIPES, SEE ARCHITECT'S LAYOUT.
19. ACCESS FOR RODDING/ JETTING SHALL BE PROVIDED TO ALL SOIL AND RAINWATER DOWNPIPES ABOVE FINISHED FLOOR LEVEL.
20. COVER LEVELS SHOWN ARE APPROXIMATE.
    COVER LEVELS FOR MANHOLES WITHIN LANDSCAPED AREAS SHOULD BE CHECKED WITH THE LANDSCAPE ARCHITECTS.
    COVERS SHOULD BE ADJUSTED TO MATCH SURROUNDING FINISH LEVELS.
21. THE CONTRACTOR IS TO PROTECT EXISTING BURIED PIPES (PARTICULARLY SHALLOW PIPES) AND TREE ROOTS FROM DAMAGE CAUSED BY LOADS IMPOSED BY CONSTRUCTION.
22. ALL 'POP UPS' TO BE CAST IRON AND TO FINISH 300mm ABOVE FFL.

LEGEND

- FOUL WATER CONNECTION
- CONNECTION FROM CONDENSERS (LOCATIONS TBC)
- FOUL GULLY (FG)
- FOUL WATER SEWER
- FOUL WATER MANHOLE
- FOUL WATER INSPECTION CHAMBER (PPIC)
- SURFACE WATER CONNECTION
- SURFACE WATER SEWER
- SURFACE WATER MANHOLE/ CATCHPIT
- SURFACE WATER INSPECTION CHAMBER
- SURFACE WATER RODDING EYE (RE)
- SURFACE WATER ATTENUATION
- LIGHT LIQUID SEPERATOR
- ROAD GULLY (G)
- SURFACE WATER DRAINAGE CHANNEL
- EXISTING DRAIN TO BE ABANDONED
- PROPOSED CULVERTED WATERCOURSE

Rev	Date	Description	By	Ckd
T1	08.04.16	TENDER ISSUE	GW	JH
P2	04.04.16	PRELIMINARY ISSUE	GW	JH
P1	22.03.16	PRELIMINARY ISSUE	GW	JH

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dbsymmetry

Project Title:
WAITROSE
BANBURY

Drawing Title:
DRAINAGE LAYOUT
SHEET 2

Drawing Status:
TENDER ISSUE

Hydrock Job No:
C14461

Drawn	Checked	Scale @ A1	Date	Issue Date
GW	JH	1:250	22.03.16	22.03.16

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Revision: T1