



Total area = 2456m²
75% imp = 1842m²
Cellular Soakaway (Polystorm)
0.8m deep
Area of Soakaway = 156m²
Volume of Soakaway = 125m³
Soakaway Soffit Level = 72.82
Pipe in (outfall) Invert Level = 72.47
Soakaway Invert Level = 71.82

Total area = 2955m²
75% imp = 2210m²
Cellular Soakaway (Polystorm)
0.8m deep
Area of Soakaway = 180m²
Volume of Soakaway = 143m³
Soakaway Soffit Level = 72.66
Pipe in (outfall) Invert Level = 72.46
Soakaway Invert Level = 71.86

Total area = 1722m²
75% imp = 1292m²
Cellular Soakaway (Polystorm Xtra)
0.8m deep
Area of Soakaway = 110m²
Volume of Soakaway = 88m³
Soakaway Soffit Level = 72.65
Pipe in (outfall) Invert Level = 72.45
Soakaway Invert Level = 71.85

RC15	457516.042	221954.227	72.788
SB15	457544.293	222104.939	72.790
LS1	457127.571	222104.799	73.684
LS2	457239.336	222198.374	73.584
LS3	457369.216	222190.181	72.954
LS4	457496.171	222160.567	71.906
LS5	457455.368	222160.829	71.641

2m HIGH TIMBER FENCING
ADJACENT TO
COMMERCIAL BUILDINGS
TO BE IN ACCORDANCE WITH
COUNTRYSIDE PROPERTIES
APPROVED DETAILS.

- Notes**
- The Contractor shall check all levels for line and level with existing before commencing any works. The Engineer shall be notified immediately in writing should any errors be found.
 - Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuation of any further works.
 - It is the responsibility of the Contractor to ensure the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974 and the C.O.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the principal designer, with his role.
 - All private drainage works to be in accordance with the requirements of Building Regulations 2000, Part H, "Drainage and waste disposal". Pipes with less than 80mm cover to be protected in accordance with Part H, Diagram 11.
 - All pipes to be 100 or 110mm dia. All foul to be laid at 1 in 80 unless stated otherwise. All Storm to be laid at minimum 1 in 100 unless stated otherwise.
 - All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
 - Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Diagram 2.2.3 to 2.2.5.
 - All manholes and inspection chambers situated in areas subject to vehicular loading to have min class B125 covers and frames to BS EN 12400. All covers to be required to show drive and court yard access (where applicable) to be sought from BHL, Engineers). Those not subject to vehicular loading are to have class B15 covers and frames.
 - All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHC Practice Note 3.
 - Private drainage frames must be tied to manhole risers by use of manufacturers ties (eg Polystorm ref FR6300 being used and FR6300 black ties). The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturer being equipment.
 - All existing land drains encountered on site during construction to be re-connected.
 - Should any departure from the slab level be considered, agreement shall be sought from the Engineer immediately and prior to commencement or continuation of any works, and should take full account of all structures on the slab level.
 - Where a drive slopes towards a garage there is to be a 20mm upstand to the garage slab.
 - All dimensions in metres unless otherwise stated.

- Key - Refer to Bovis Homes Standard Details**
- 315mm dia shallow inspection chamber (Max depth to invert 600mm)
 - 400mm dia inspection chamber (Non man entry 300mm restricted access required; depth greater than 1m)
 - Foul backdrop manhole
 - Surface water 400mm dia inspection chamber (Non man entry 350mm restricted access required for depth greater than 1m)
 - Surface water backdrop manhole
 - ACO Drainage Channel (refer to standard details drawing for specification)
 - Rooftop Gully
 - Yard Gully (refer to standard details drawing for specification)
 - Land Drain
 - CP refers to catch pit 300mm deep (refer to standard details drawings)
 - Ratining Wall Drain - 50mm dia perforated pipe (refer to standard details drawings)
 - External wall protected by tanking. Face brickwork to 150mm above retained level.
 - External wall where showing more than 150mm of exposed brickwork. Max. dimension from FFL to external ground level.
 - Double Dump Proof course. See standard tanking detail.
 - Brickwork Retaining Wall (RW 750) number denotes retained height. Dots represent handrails where falls are greater than 600mm. Handrail maximum 1100mm high.
 - Slab on Edge (SE 450) number denotes retained height.
 - Gravel Board (GB 450) number denotes retained height.
 - Steps. Each step to have a rise of 150mm with a going of 300mm. Every flight with 3 or more risers to have a suitable handrail on one side. This grabrail handrail to be 850-1000mm above the pitch line of the flight and extend 300mm beyond the top and bottom nosings.
 - Garden or drive gradient.
 - Proposed spot level.
 - Banking works, 1:3 unless stated otherwise.
 - FFL 95.70 Finished Floor level.
 - LSL 94.10 Garage slabs are given as Lowest Slab Level (L.S.L.) and relate to the finished level of concrete at the front entrance of the garage.

- Infiltration Key - Refer to PJS Details**
- Indicates location of Polystorm Soakaway. Refer to PJS drawing 117 Private drainage infiltration details.
 - Indicates location of Permeowall Diffuser wrapped in 2mm mesh. Refer to PJS drawing 117 Private drainage infiltration details.
- Rainwater pipe positions are assumed - Bovis Homes to confirm

Rev. Date Amendments 9 Ok. by

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Client: **BOVIS HOMES**

Project: **BICESTER KME**

Drawing Title: **PRIVATE DRAINAGE & EXTERNAL WORKS**

Drawn	Checked	Status	Scale
TS	PLS	TENDER	A0 @ 1:200
Date	10 OCT 17		
Project No.	Drawing No.	Revision	
PJS17-06	118		