



Total area = 1049m<sup>2</sup>  
 75% imp. = 825m<sup>2</sup>  
 Cellular Soakaway (Polypropylene Liner)  
 0.8m deep  
 Area of Soakaway = 72m<sup>2</sup>  
 Volume of Soakaway = 57m<sup>3</sup>  
 Soakaway Soffit Level = 72.34  
 Pipes in Cellular Invert Level = 72.14  
 Soakaway Invert Level = 71.54

- 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 continuance of any further works.
  - It is the responsibility of the Contractor to ensure the works are in strict accordance with the requirements of the Health and Safety at Work Act 1974 and the C.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the principal designer, within the relevant Building Regulations 2010, Part H, "Drainage and waste disposal". Pipes with less than 800mm cover to be protected in accordance with Part H, Diagram 11.
  - All private drainage works to be in accordance with the requirements of Building Regulations 2010, Part H, "Drainage and waste disposal". Pipes with less than 800mm 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, Diagrams 2.23 to 2.25.
  - All manholes and inspection chambers situated in areas subject to vehicular loading to have min class B125 covers and frames to BS EN 124. C200 will be required in shared drive and court areas (unless otherwise stated). The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturer's fixing equipment.
  - 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 manufacturer's ties (eg. Polypipe ref FRO300 being used and FRO301 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's fixing 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 continuance of any works, and should take full account of all structures to 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**
- 400/315: Foul 315mm dia shallow inspection chamber (Max depth to invert 600mm)
  - 400/400: Foul 400mm dia inspection chamber (Non man entry 300mm restricted access required; depths greater than 1m)
  - 400/600: Foul backdrop manhole
  - 400/600: Surface water 400mm dia inspection chamber (Non man entry 350mm restricted access required for depths greater than 1m)
  - 400/600: Surface water backdrop manhole
  - ACD: ACO Drainage Channel (refer to standard details drawing for specification)
  - Roofing Eye
  - Yard Gully (refer to standard details drawing for specification)
  - Land Drain
  - CP refers to catch pit 300mm deep sump (refer to standard details drawings)
  - Retaining Wall Drain - 50mm 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 Damp Proof course. See standard tanking detail.
  - Brickwork Retaining Wall (RW 7500 number denotes retained height. Dots represent handrails where falls are greater than 600mm. Handrail minimum 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 gangle of 300mm. Every flight with 4 or more risers to have a suitable handrail to one side. This graspable handrail to be 850-1000mm above the pitch line of the flight and extend 300mm beyond the top and bottom nosings.
  - 1:12: Gradient or drive gradient
  - 1:10: Proposed level
  - 1:1: Banking works. 1:3 unless stated otherwise.
  - FFL 95.70: Finished Floor level.
  - LSL 94.10: Garage slabs are given as Lowest Slab Level (LSL) and relate to the finished level of concrete at the front entrance of the garage.
- Infiltration Key - Refer to PJS Details**
- Indicates location of Polypropylene Soakaway. Refer to PJS drawing 117 Private drainage infiltration details.
  - Indicates location of Permeable 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	By	Chk. by

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Client: **BOVIS HOMES**  
 Project: **BICESTER KME**

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

Drawn	Checked	Status	Scale

Issue No: **TENDER**    A0 @ 1:200  
 Date: **02 OCT 17**    Drawing No:    Revision:   

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