N

Total area = 2456m2
75% imp = 1842m2

Cellular Soakaway
(Polystorm)
0.8m deep
Area of Soakaway = 156m2
Volume of Soakaway = 125m3
Soakaway Soffit Level = 72.62
Pipe in (outfall) Invert Level = 72.47
Soakaway Invert Level = 71.82

Total area = 2955m2
75% imp = 2218m2

Cellular Soakaway
(Polystorm)
0.8m deep
Area of Soakaway = 180m2
Volume of Soakaway = 144m3
Soakaway Soffit Level = 72.66
Pipe in (outfall) Invert Level = 72.46
Soakaway Invert Level = 71.86

Total imp area = 1779m2

Cellular Soakaway
(Polystorm Xtra)
0.4m deep
Area of Soakaway = 110m2
Volume of Soakaway = 88m3
Soakaway Soffit Level = 72.26
Pipe in (outfall) Invert Level = 72.06
Soakaway Invert Level = 71.86

RC15	457516.042	221954.227	72.788
SB15	457544.293	222104.959	72.570
IS1	457122.621	222104.799	73.684
IS2	457239.336	221984.374	73.584
IS3	457369.216	221904.181	72.951
IS4	457496.171	221904.567	71.906
IS5	457455.368	222160.829	71.641

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

Suggested route into property to ensure level fall in line with Lifestyle Homes level access thresholds

Notes.

1. The Contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately, in writing, should any errors be found.

2. Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuance of any further works.

3. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the principle designer, within his rates.

4. 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 600mm cover to be protected in accordance with Part H, Diagram 11.

5. 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.

6. All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.

7. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25.

8. All manholes and inspection chambers situated in areas subject to vehicular loading to have min class B125 covers and frames to BS EN124. C250 will be required in shared drive and court yard areas (advice should be sought from BHL Engineer). Those not subject to vehicular loading are to have class A15 covers and frames.

9. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.

10. Private drainage frames must be tied to manhole risers by use of manufacturers ties (eg. Polypipe ref FRK500 fixing kit and FRK501 black ties.) The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.

11. All existing land drains encountered on site during construction to be re-connected.

12. 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 restrictions to the slab level.

13. Where a drive slopes towards a garage there is to be a 20mm upstand to the garage slab.

14. All dimensions in metres unless otherwise stated.

Key - Refer to Bovis Homes Standard Details

- Foul 310mm dia shallow inspection chamber (Max depth to invert 600mm)
- Foul 460mm dia inspection chamber (Non man entry 350mm restricted access required for depths greater than 1m)
- Foul backdrop manhole
- Surface water 460mm dia inspection chamber (Non man entry 350mm restricted access required for depths greater than 1m)
- Surface water backdrop manhole
- ACO Drainage Channel (refer to standard details drawing for specification)
- Rodding 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 - 80mm Ø 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 750) 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
- 3 steps — Steps. Each step to have a rise of 150mm with a going of 280mm. Every flight with 3 or more risers to have a suitable handrail to one side. This grippable handrail to be 850-1000mm above the pitch line of the flight and extend 300mm beyond the top and bottom nosings.
- 1:12 — Garden or drive gradient.
- × 92.70 — 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 (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 Polystorm Soakaway. Refer to PJS drawing 117 Private drainage infiltration details.
- Indicates location of Permavoid 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
A	Jan 18	Soakaway removed from LAP.	TN	AP

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Client
BOVIS HOMES

Project
BICESTER KME

Drawing Title
PRIVATE DRAINAGE & EXTERNAL WORKS

Drawn	Checked	Status	Size & Scale
TN	PJS	TENDER	A0 @ 1:200
Date: OCT 17	OCT 17		

Project No.	Drawing No.	Revision
PJS17-06	118	A