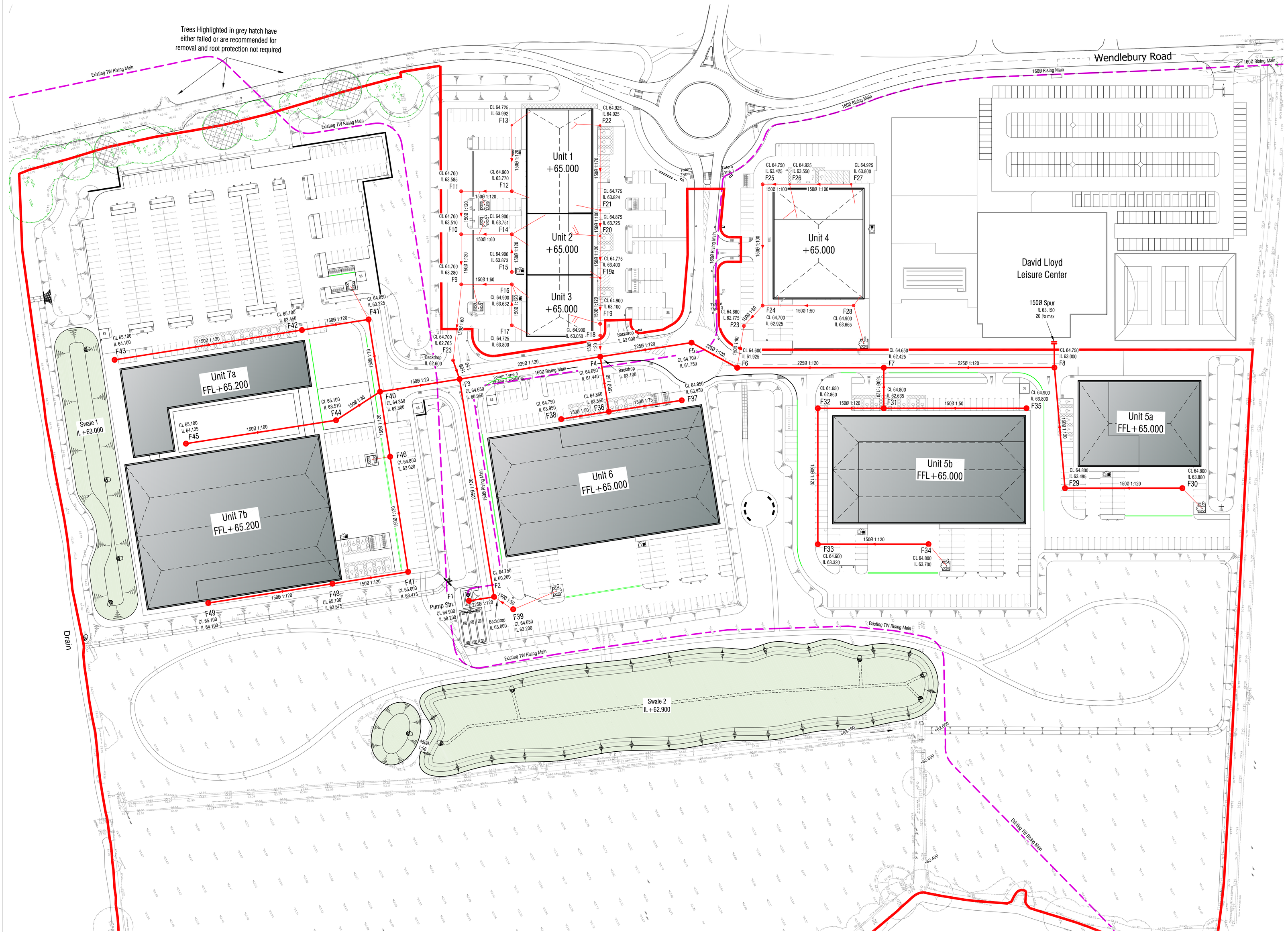
A0



Phase 2 FW Drainage Layout 1:500

10m 0 10m 20m 30m 40m

1:500 @ A0

NOTE: ALL FOUL MANHOLES, GRAVITY PIPEWORK, PUMP STATION, PUMPING EQUIPMENT AND RISING MAIN PIPE TO BE CONSTRUCTED TO ADOPTABLE STANDARDS AS DESCRIBED IN SFA 8TH EDITION AND LOCAL GUIDANCE

NOTE: FOUL DRAINAGE SYSTEM TO BE PRIVATELY OWNED. ALL FUTURE MAINTENANCE AND MANAGEMENT IS TO BE BY A DEVELOPER ALLOCATED MANAGEMENT COMPANY / AGENT

NOTE: ALL SVP/STUB POSITIONS TO BE AGREED WITH ARCHITECT

NOTE: DAVID LLOYD SITE DRAINAGE DESIGNED BY OTHERS. STORAGE VOLUME TO BE PROVIDE TO SUIT MAXIMUM 20 L / SEC OUTLET

NOTES

DRAINAGE

1 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS & ENGINEERS DRAWINGS & SPECIFICATIONS.

2 DRAINS TO BE HEPWORTH SUPERSLEEVE OR NAYLOR DENSLEEVE: LAID ON CLASS N GRANULAR BEDDING TO BS 882: TABLE 4 OR TO BS 8301: 1985 APPENDIX D.

3 ALL TRENCHES WITHIN TRAFFICKED AREAS TO BE BACKFILLED WITH 75MM DOWNGRADED STONE FILL, PLACED & COMPACTED IN LAYERS OF 150MM. ALL PIPES IN ROADWAYS / PARKING, LESS THAN 900MM DEEP TO BE ENCASED IN CONCRETE. PROVIDE FLEXIBLE JOINTS AT 3000MM CENTRES.

4 MANHOLES TO BE CONSTRUCTED OF PRECAST CONCRETE RINGS TO BS 5911-PART 1. RINGS TO BE BEDDED IN SEALANT STRIPS.

5 MANHOLES BENEATH ROADS & PARKING AREAS TO BE CASED IN 150MM CONCRETE SURROUND.

6 ALL CONNECTIONS TO RAIN WATER PIPES TO BE PROVIDED WITH RODDING ACCESS.

7 ROAD GULLIES TO BE HEPWORTH ROAD GULLIES REF: 213 WITH 150MM DIAMETER OUTLET OR SIMILAR APPROVED. GULLIES TO BE ENCASED IN 150MM MINIMUM CONCRETE.

8 DRAWINGS TO BE ISSUED TO EA & LOCAL AUTHORITY WELL IN ADVANCE OF COMMENCEMENT OF DRAINAGE

9 EXISTING MANHOLES IN ROADS TO HAVE INVERT LEVELS CONFIRMED PRIOR TO DRAINAGE

10 ROADS TO BE REINSTATED TO STANDARD REQUESTED BY LOCAL AUTHORITY WHERE DRAINAGE CROSSES

11 ALL PIPE RUNS WITHIN FLOOD COMPENSATION ZONES TO HAVE A MINIMUM COVER OF 600MM. TEMPORARY PROTECTION OF PIPES TO BE PROVIDED DURING CONSTRUCTION FOR LARGE VEHICLES TRACKING OVER

12 ALL SURFACE WATER DRAINAGE TO BE CONSTRUCTED USING CONCRETE TO CLASS DS-1 (NORMAL ST2 MIX) ALL FOUL WATER DRAINAGE TO BE CONSTRUCTED USING APPROVED CONCRETE TO CLASS DS-4 (SPECIAL)

KEY:

- INDICATES GULLIES
- INDICATES SURFACE WATER MANHOLES
- INDICATES EXISTING MANHOLES
- INDICATES NEW PIPE RUNS

ALL PIPES CONNECTED DIRECTY INTO GULLIES TO BE 100MM DIAMETER

PRELIMINARY

Rev	Date	Revision Description
B	11.03.22	Minor Revs to Drainage Design
A	04.03.22	Updated to latest Drainage/Architect plan Flood comp revised + walls added to suit Swale 1 updated to root protection area

Revision Schedule

Project Title
Catalyst Bicester
Wendlebury Road, Bicester

Client
ALBION LAND

Drawing Title
PHASE 2
FW Drainage Layout

BAILEY JOHNSON HAYES
Consulting Engineers
ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

Scale	1:500 @A0
Date	11.02.22
Drawn	JNG
Drawing Number	S1358-PH2-02 B