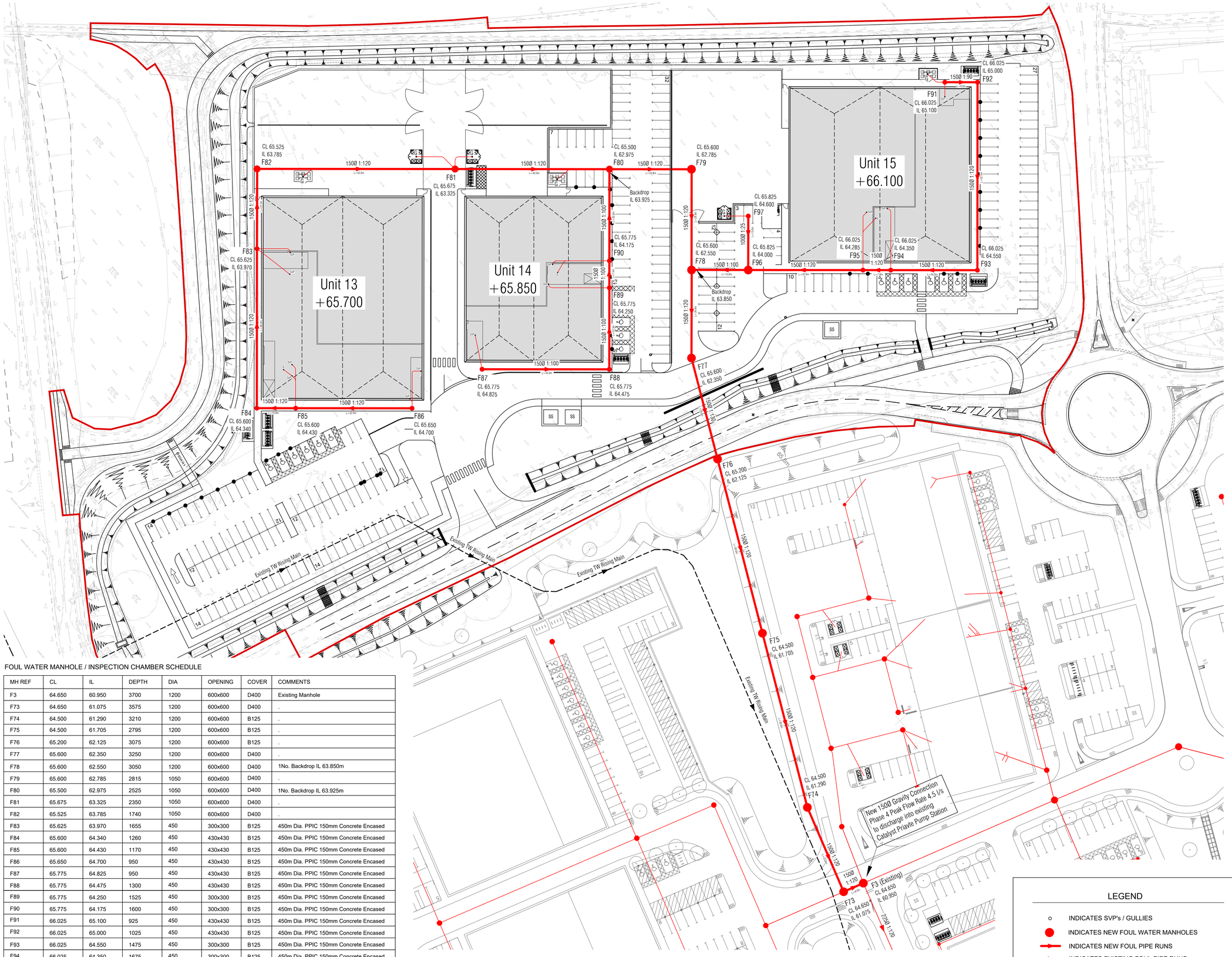
A1



FW Drainage Layout 1:500

FOUL WATER MANHOLE / INSPECTION CHAMBER SCHEDULE

MH REF	CL	IL	DEPTH	DIA	OPENING	COVER	COMMENTS
F3	64.650	60.950	3700	1200	600x600	D400	Existing Manhole
F73	64.650	61.075	3575	1200	600x600	D400	.
F74	64.500	61.290	3210	1200	600x600	B125	.
F75	64.500	61.705	2795	1200	600x600	B125	.
F76	65.200	62.125	3075	1200	600x600	B125	.
F77	65.600	62.350	3250	1200	600x600	D400	.
F78	65.600	62.550	3050	1200	600x600	D400	1No. Backdrop IL 63.850m
F79	65.600	62.785	2815	1050	600x600	D400	.
F80	65.500	62.975	2525	1050	600x600	D400	1No. Backdrop IL 63.925m
F81	65.675	63.325	2350	1050	600x600	D400	.
F82	65.525	63.785	1740	1050	600x600	D400	.
F83	65.625	63.970	1655	450	300x300	B125	450m Dia. PPIC 150mm Concrete Encased
F84	65.600	64.340	1260	450	430x430	B125	450m Dia. PPIC 150mm Concrete Encased
F85	65.600	64.430	1170	450	430x430	B125	450m Dia. PPIC 150mm Concrete Encased
F86	65.650	64.700	950	450	430x430	B125	450m Dia. PPIC 150mm Concrete Encased
F87	65.775	64.825	950	450	430x430	B125	450m Dia. PPIC 150mm Concrete Encased
F88	65.775	64.475	1300	450	430x430	B125	450m Dia. PPIC 150mm Concrete Encased
F89	65.775	64.250	1525	450	300x300	B125	450m Dia. PPIC 150mm Concrete Encased
F90	65.775	64.175	1600	450	300x300	B125	450m Dia. PPIC 150mm Concrete Encased
F91	66.025	65.100	925	450	430x430	B125	450m Dia. PPIC 150mm Concrete Encased
F92	66.025	65.000	1025	450	430x430	B125	450m Dia. PPIC 150mm Concrete Encased
F93	66.025	64.550	1475	450	300x300	B125	450m Dia. PPIC 150mm Concrete Encased
F94	66.025	64.350	1675	450	300x300	B125	450m Dia. PPIC 150mm Concrete Encased
F95	66.025	64.285	1740	450	300x300	B125	450m Dia. PPIC 150mm Concrete Encased
F96	65.825	64.000	1825	1050	600x600	D400	.
F97	65.825	64.600	1225	450	430x430	D400	450m Dia. PPIC 150mm Concrete Encased

DRAINAGE NOTES

1. This drawing is to be read in conjunction with all relevant Architects and Bailey Johnson Hayes drawings and specifications.
2. Do not scale. Work only to figured dimensions.
3. All dimensions and condition of existing drainage to have invert levels confirmed on site prior to commencement of work.
4. Proposed Site & Finishes Plan from Cornish Architects:- Drawing Ref: 23022 - TP - 002 Rev - Topographical Survey by MK Surveys: Drawing Ref: 33239 Rev 1
5. All works to Adopted Sewers to be carried out in accordance with the requirements of Sewers for Adoption in the Sewerage Sector Guidance v2.2 (2022) and the Adopting authority requirements.
6. All private drainage is to be constructed in accordance with the Building Regulations as current at construction.
7. Drains to be 'Hepworth Supersleeve' or similar approved Laid in Class S Bedding to BS 882 1983: Table 4, or to BS 8301 1985: Appendix D. 450mm Diameter Drains and above are to be Hepworth Concrete Pipes Class H or similar approved drains within the site may be different main accordance with Sewerage Sector Guidance v2.2 (2022).
8. All trenches within trafficked areas to be backfilled with 75mm down graded stone fill, placed and compacted in 150mm layers. All pipes in Roadways / Parking, less than 900mm deep to pipe crown to be encased in concrete and flexible joints provided at 3000mm centres.
9. All drains to have Class S granular bed and surround, except where:
   a) Cover beneath roads or hardstanding is less than 900mm to Pipe Crown or,
   b) Cover beneath landscaping is less than 600mm in which case Class Z (Concrete) bedding / surround is required.
10. All Manholes greater than 1.5m to soffit to be constructed in Precast Concrete Rings to BS 5911: Part 1. Rings to be bedded in sealant strips unless otherwise noted in Manhole Schedule.
11. Manholes in footpaths or landscaped areas to be backfilled with 40mm down graded stone fill, compacted in layers not exceeding 150mm thick. All manholes beneath roads and parking areas to be cased in minimum 150mm concrete surround.
12. All connections to rain water pipes to be provided with Rodding access.
13. All road gullies to be Hepworth Road Gullies, Ref 214 RGR4 with 150mm diameter outlets or similar approved. Gullies to be encased in minimum 150mm concrete.
14. Drains under buildings and within 300mm of the underside of floor slab to be encased in 150mm concrete. Casing to incorporate flexible fibre board joints at spacing's as recommended by the pipe manufacturer. Drains under buildings
15. Architect is to provide final rain water pipe positions for construction.
16. All Pipes to enter manhole with Soffits Level unless otherwise stated. See manhole details drawings for further clarity of connections.

LEGEND

- INDICATES SVP's / GULLIES
- INDICATES NEW FOUL WATER MANHOLES
- INDICATES NEW FOUL PIPE RUNS
- INDICATES EXISTING FOUL PIPE RUNS
- INDICATES EXISTING RISING MAIN

ALL PIPES CONNECTED DIRECTY INTO GULLIES TO BE 150MM DIAMETER

SCALE

10m 5m 0 10m 20m 30m

Scale 1:500 @A1

TOWN PLANNING

Rev	Date	Revision Description
D	09.05.24	Issued for Planning Submission
C	26.04.24	Vegetation retained + Ditches updated
B	19.04.24	Issued for Planning Submission

Revision Schedule

Project Title
Catalyst Bicester Phase 4,
Wendlebury Road, Bicester

Client
ALBION LAND

Drawing Title
FW Drainage Layout

BAILEY JOHNSON HAYES
Consulting Engineers
ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL

Scale	1:500 @A1
Date	03.04.24
Drawn	JNG

Drawing Number
S1502-03 D