

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

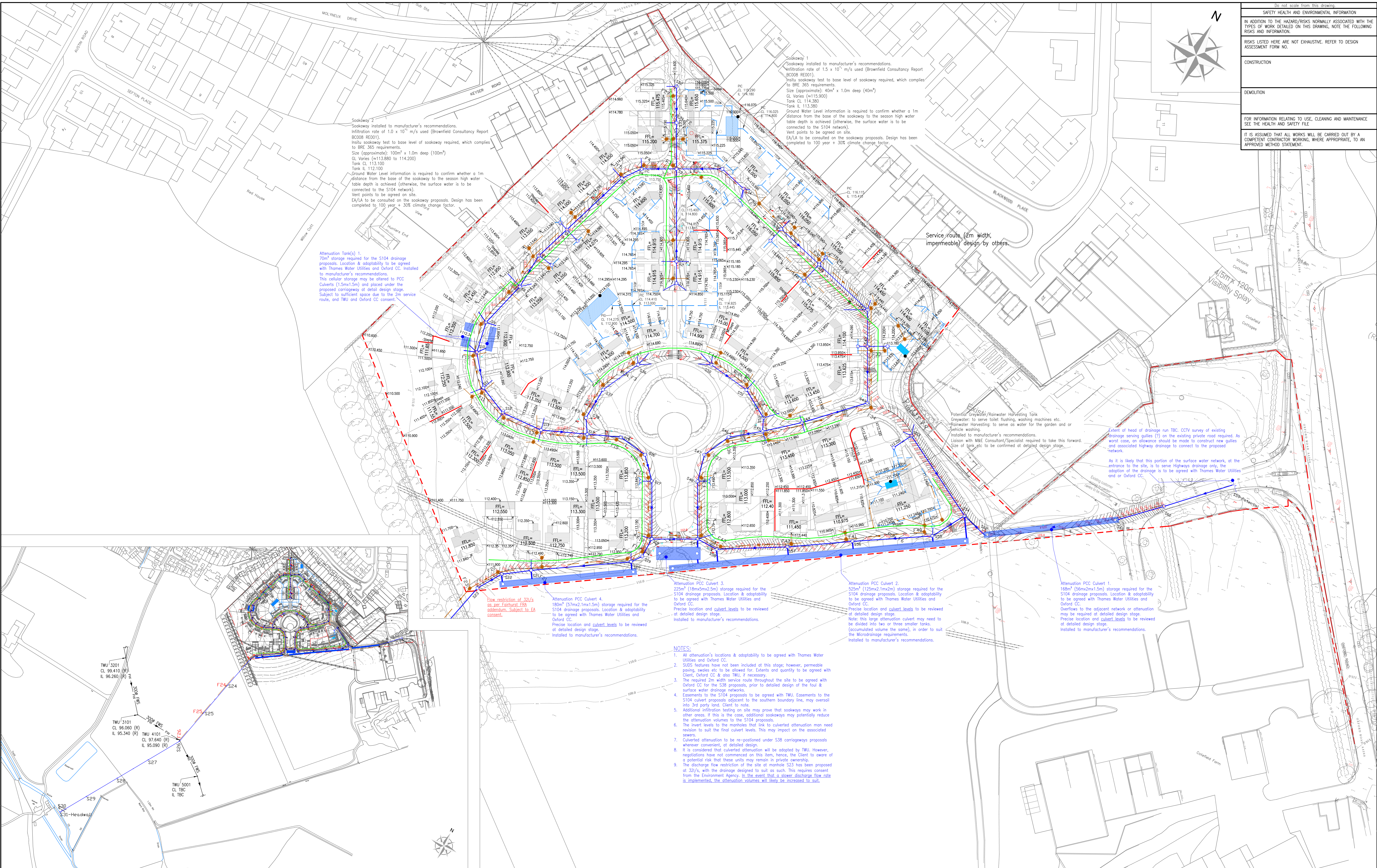
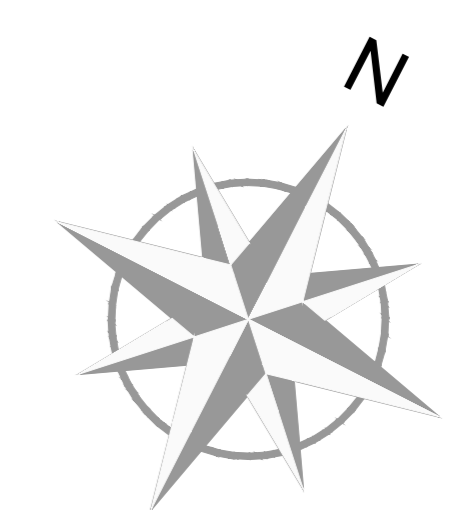
IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



Soakaway 1
Soakaway installed to manufacturer's recommendations.
Infiltration rate of 1.5 x 10⁻⁷ m/s used (Brownfield Consultancy Report BC008 RE001).
Initial soakaway test to base level of soakaway required, which complies to BRE 365 requirements.
Size (approximate): 40m² x 1.0m deep (40m²)
CL Varies (±115,900)
Tank IL 114,300
Tank IL 113,380
Ground Water Level information is required to confirm whether a 1m distance from the base of the soakaway to the season high water table depth is achieved (otherwise, the surface water is to be connected to the S104 network).
Vent points to be agreed on site.
EA/LA to be consulted on the soakaway proposals. Design has been completed to 100 year + 30% climate change factor.

Attenuation Tank(s) 1
70m³ storage required for the S104 drainage proposals. Location & adaptability to be agreed with Thames Water Utilities and Oxford CC. Installed to manufacturer's recommendations.
This cellular storage may be offered to PCC Culverts (1.5m x 1.5m) and placed under the proposed carriageway at detail design stage.
Subject to sufficient space due to the 2m service route, and TWU and Oxford CC consent.

Service route (2m width, impermeable) design by others.

Potential Greywater/Rainwater Harvesting Tank
Greywater to serve toilet flushing, washing machines etc.
Rainwater Harvesting to serve as water for the garden and/or vehicle washing.
Installed to manufacturer's recommendations.
Liaison with M&E Consultant/Specialist required to take this forward.
Size of tank etc to be confirmed at detailed design stage.

Extent of head of drainage run TBC. CCTV survey of existing drainage serving gullies (?) on the existing private road required. As worst case, an allowance should be made to construct new gullies and associated highway drainage to connect to the proposed network.
As it is likely that this portion of the surface water network, at the entrance to the site, is to serve Highway drainage only, the adoption of the drainage is to be agreed with Thames Water Utilities and/or Oxford CC.

Flow restriction of 32/s as per Paragraph 118 of the consent. Subject to EA consent.

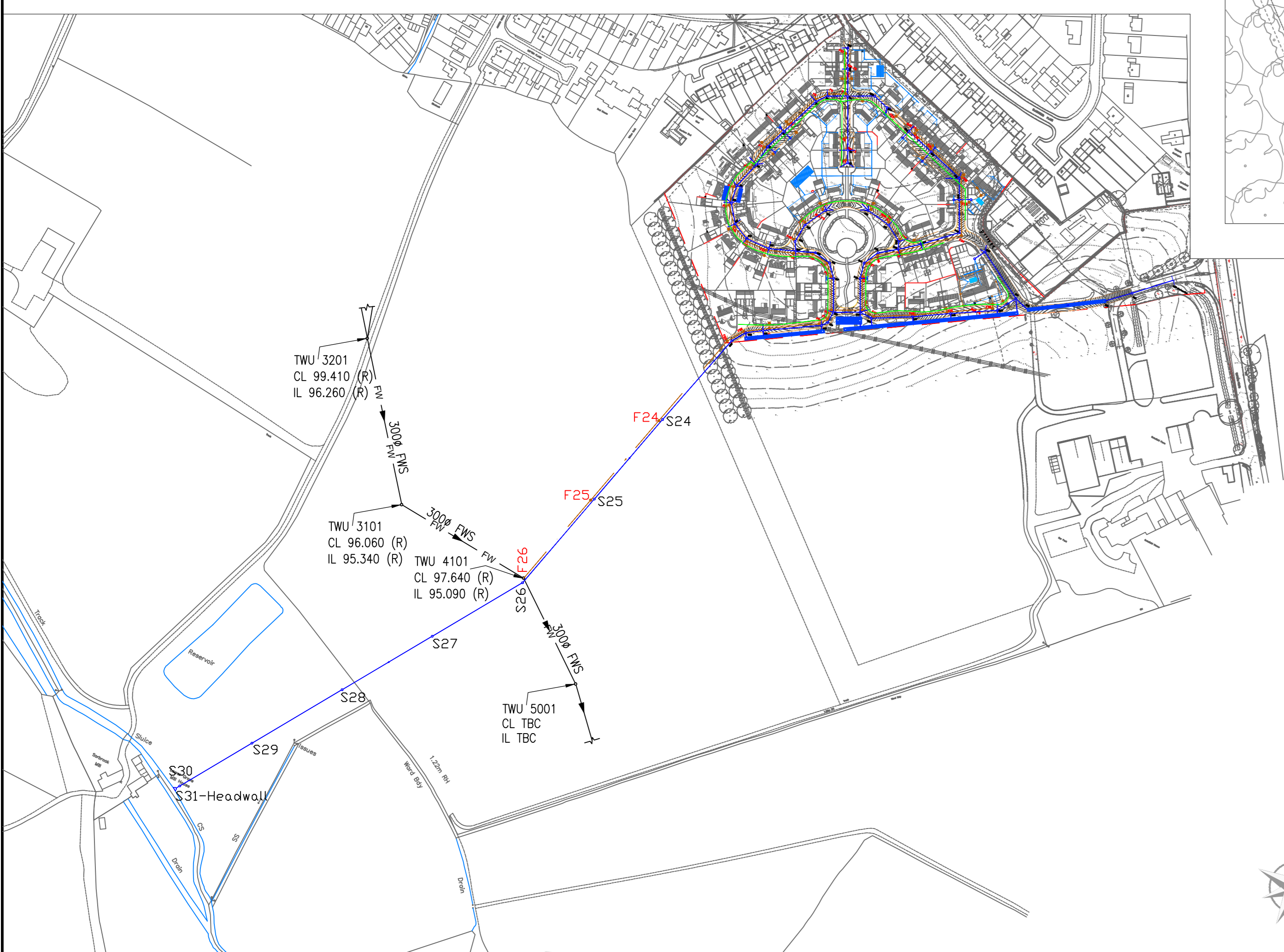
Attenuation PCC Culvert 4
180m³ (5.7m x 2.1m x 1.5m) storage required for the S104 drainage proposals. Location & adaptability to be agreed with Thames Water Utilities and Oxford CC.
Precise location and culvert levels to be reviewed at detailed design stage.
Installed to manufacturer's recommendations.

NOTES:

- All attenuation's locations & adaptability to be agreed with Thames Water Utilities and Oxford CC.
- SUBS features have not been included at this stage; however, permeable paving, swales etc to be allowed for. Extents and quantity to be agreed with Client, Oxford CC & also TWU, if necessary.
- The required 2m width service routes throughout the site to be agreed with Oxford CC for the S38 proposals, prior to detailed design of the foul & surface water drainage networks.
- Elements to the S104 proposals to be agreed with TWU. Elements to the S104 culvert proposals to the southern boundary line, may overspill into 3rd party land. Client to note.
- Additional infiltration testing on site may prove that soakaways may work in other areas, if this is the case, additional soakaways may potentially reduce the attenuation volumes to the S104 proposals.
- The invert levels to the manholes that link to culverted attenuation may need revision to suit the final culvert levels. This may impact on the associated sewers.
- Culverted attenuation to be re-positioned under S38 carriageways proposals wherever convenient, at detailed design.
- It is considered that culverted attenuation will be adopted by TWU. However, negotiations have not commenced on this item, hence, the Client to aware of a potential risk that these units may remain in private ownership.
- The discharge flow restriction of the site at manhole S23 has been proposed at 32/s, with the drainage designed to suit as such. This requires consent from the Environment Agency. In the event that a slower discharge flow rate is implemented, the attenuation volumes will likely be increased to suit.

Attenuation PCC Culvert 2
325m³ (12.5m x 2.1m x 2m) storage required for the S104 drainage proposals. Location & adaptability to be agreed with Thames Water Utilities and Oxford CC.
Precise location and culvert levels to be reviewed at detailed design stage.
Note: this large attenuation culvert may need to be divided into two or three smaller tanks, (accumulated volume the same), in order to suit the Microdrainage requirements.
Installed to manufacturer's recommendations.

Attenuation PCC Culvert 1
108m³ (5.0m x 2m x 1.5m) storage required for the S104 drainage proposals. Location & adaptability to be agreed with Thames Water Utilities and Oxford CC.
Overflows to the adjacent network or attenuation may be required at detailed design stage.
Precise location and culvert levels to be reviewed at detailed design stage.
Installed to manufacturer's recommendations.



Rev	Date	Description	Drawn	Checked	Approved

Legend:

- SURFACE WATER MANHOLE (S104)
- SURFACE WATER MANHOLE (S104 TBC)
- FOUL WATER MANHOLE (S104)
- SURFACE WATER SEWERS (S104)
- SURFACE WATER SEWERS (S104 TBC)
- FW
- THAMES WATER FOUL EXISTING SEWERS
- ATTENUATION TANK (ADAPTABLE TBC)
- SOAKAWAY (ADAPTABLE TBC)
- GREYWATER/RAINWATER HARVESTING
- PROPOSED LEVEL
- RETAINING WALL

Scale: 1:500

Project Title: COTEFIELD FARM BODICOTE

Client: BANNER HOMES

Drawn: JDF

Checked: JDF

Approved: MJT

Date: 11/10/13

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FAIRHURST

Oak House, Reed Court,
MIX2RD, WICK 42P
Tel: 01923 210 460 Fax: 0844 381 4412