

SURFACE WATER MANHOLES / INSPECTION CHAMBERS

M/R REF	CL	I	DEPTH	ØIN	ØCOVER	EASTING	NORTHING	COMMENTS
SPT 1.5	64.900	63.505	1025	1000	800x800	8125	-	-
SPT 1.6	64.900	63.525	1375	1000	800x800	8140	-	-
SPT 1.7	64.900	63.615	1135	1000	800x800	8155	-	-
SPT 1.8	64.900	63.445	1455	1000	800x800	8230	-	-
SPT 1.9	64.900	63.540	1050	1000	800x800	8250	-	-
SPT 2.0	64.900	63.575	1300	1000	800x800	8125	-	Hydroprobe E, CL 2115, Collect Stone 63.00m
SPT 2.1	64.900	63.600	1025	1000	800x800	8155	-	-
K.1	64.625	63.530	1055	450	440x440	8400	-	ACC Open Access Chamber - 800mm cover
K.2	64.625	63.530	1055	450	440x440	8400	-	ACC Open Access Chamber - 800mm cover
K.3	64.625	63.530	1055	450	440x440	8400	-	ACC Open Access Chamber - 800mm cover

FOUL WATER MANHOLES

M/R REF	CL	I	DEPTH	ØIN	ØCOVER	EASTING	NORTHING	COMMENTS
FPF 1.0	64.885	63.500	1050	1000	800x800	8125	-	-
FPF 1.1	64.885	63.520	1150	1000	800x800	8140	-	-
FPF 1.2	64.885	63.535	1150	1000	800x800	8230	-	-
FPF 1.3	64.885	63.550	1050	1000	800x800	8250	-	-
FPF 1.4	64.885	63.520	1050	1000	800x800	8230	-	-

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS & ENGINEERS DRAWINGS & SPECIFICATIONS.
 - DRAINS TO BE HEPCORTH SUPER-SLEEVE OR MAYLOR DENS-SLEEVE Laid ON CLASS N GRANULAR BEDDING TO BS 882: TABLE 4 OR TO BS 8301: 1985 AFTERBURY D.
 - ALL TRENCHES WITHIN TRAFFICED 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.
 - MANHOLES TO BE CONSTRUCTED OF PRECAST CONCRETE RINGS TO BS 5911 PART 1. RINGS TO BE BEDDED IN SEALANT STRIPS.
 - MANHOLES BENEATH ROADS & PARKING AREAS TO BE CASED IN 150MM CONCRETE SURROUND.
 - ALL CONNECTORS TO RAIN WATER PIPES TO BE PROVIDED WITH ROOFING ACCESS.
 - ROAD GULLIES TO BE HEPCORTH ROAD GULLIES RSP 213 WITH 150MM DIAMETER OUTLET OR SIMILAR APPROVED. GULLIES TO BE ENCASED IN 150MM MINIMUM CONCRETE.
 - DRAWINGS TO BE ISSUED TO NTA & LOCAL AUTHORITY WELL IN ADVANCE OF COMMENCEMENT OF DRAINAGE
 - EXISTING MANHOLES IN ROADS TO HAVE INVERT LEVELS CONFIRMED PRIOR TO DRAINAGE
 - ROADS TO BE REBITUMED TO STANDARD REQUESTED BY LOCAL AUTHORITY WHERE DRAINAGE CROSSES
- KEY:**
- INDICATES GULLIES
 - INDICATES SURFACE WATER MANHOLES
 - INDICATES FOUL WATER MANHOLES
 - INDICATES EXISTING MANHOLES
 - INDICATES NEW FW PIPE RUNS
 - INDICATES NEW SW PIPE RUNS
- ALL PIPES CONNECTED DIRECTLY INTO GULLIES TO BE 150MM DIAMETER

Drawing Ref. Schedule

1	MK SURVEYS	TOPOGRAPHICAL SURVEY (JUNE 2018)
2	CORNISH ARCHITECTS	PHASE 1 PROPOSED SITE AND FINISHES PLAN PLAN REF. 19022 - TP - 001(c) (SEPTEMBER 2020)
3	CORNISH ARCHITECTS	UNITS 1-3 FLOOR & ROOF PLANS PLAN REF. 19022 - TP - 002 (c) (SEPTEMBER 2020)

REVISION SCHEDULE

A	28.08.20	Updated to latest site plan
Rev	1	28.08.20

Catalyst Bicester
Wendlebury Road

Client: **Abilion Land Plc.**

PHASE 1 - PACKAGE 3
UNITS 1-3 DRAINAGE LAYOUT PLAN

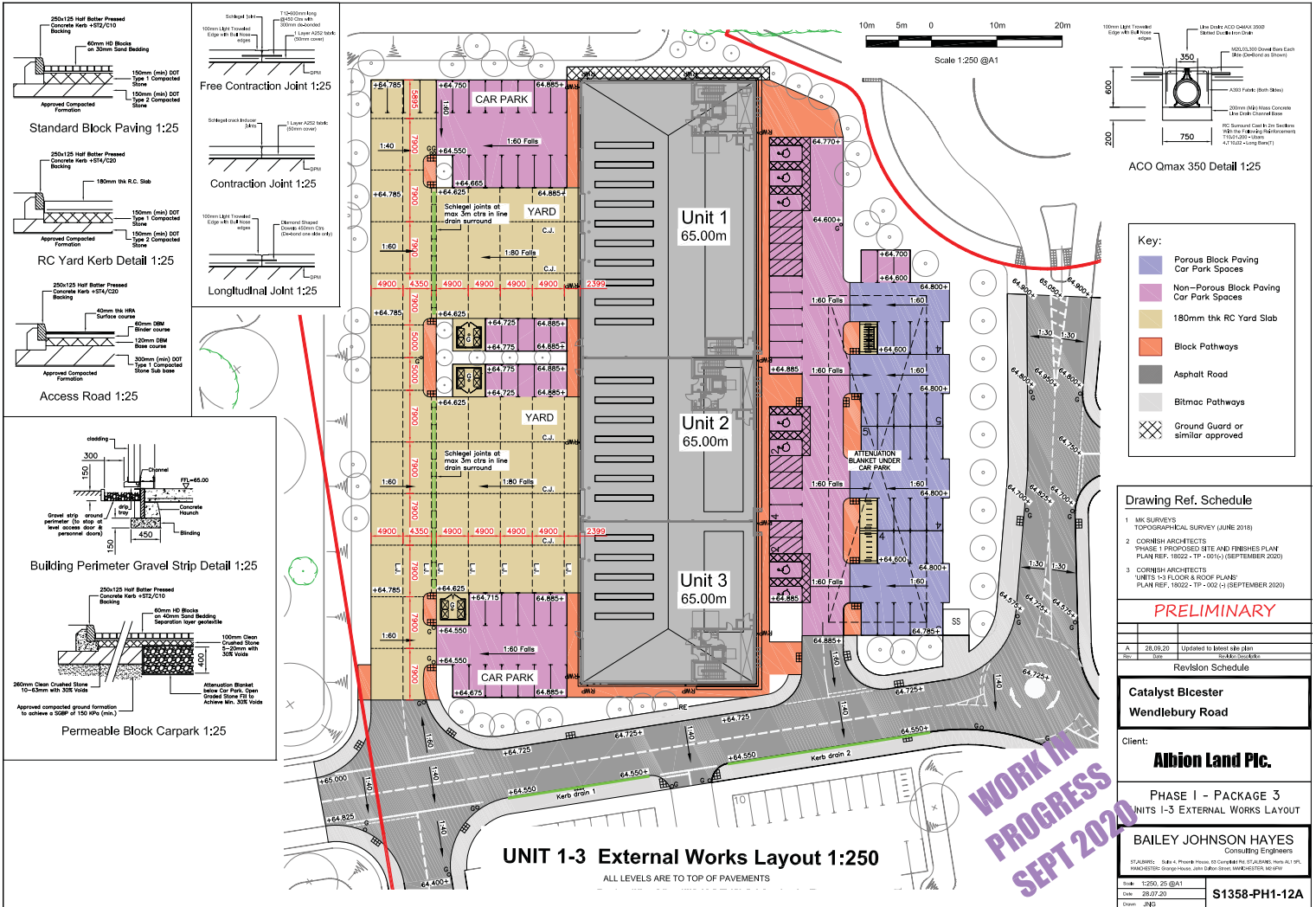
BAILEY JOHNSON HAYES
Consulting Engineers

SCALE: 1:250 @A1
Date: 28.07.20
Draw: JNS

S1358-PH1-11A

WORK IN PROGRESS
SEPT 2020

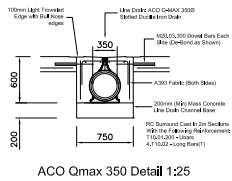
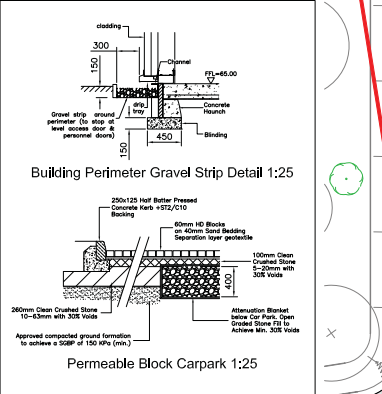
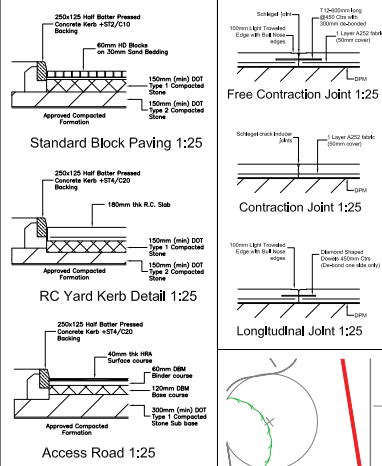




UNIT 1-3 External Works Layout 1:250

ALL LEVELS ARE TO TOP OF PAVEMENTS

WORK IN PROGRESS
SEPT 2020



Key:

- Porous Block Paving
- Car Park Spaces
- Non-Porous Block Paving
- Car Park Spaces
- 180mm thick RC Yard Slab
- Block Pathways
- Asphalt Road
- Bitmac Pathways
- Ground Guard or similar approved

Drawing Ref. Schedule

- MK SURVEYS TOPOGRAPHICAL SURVEY (JUNE 2018)
- CORNISH ARCHITECTS PHASE 1 PROPOSED SITE AND FINISHES PLAN PLAN REF. 19022 - TP - 001(c) (SEPTEMBER 2020)
- CORNISH ARCHITECTS UNITS 1-3 FLOOR & ROOF PLANS PLAN REF. 19022 - TP - 002 (c) (SEPTEMBER 2020)

PRELIMINARY

A	28.08.20	Updated to latest site plan	BAJ/JKH
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Revision Schedule

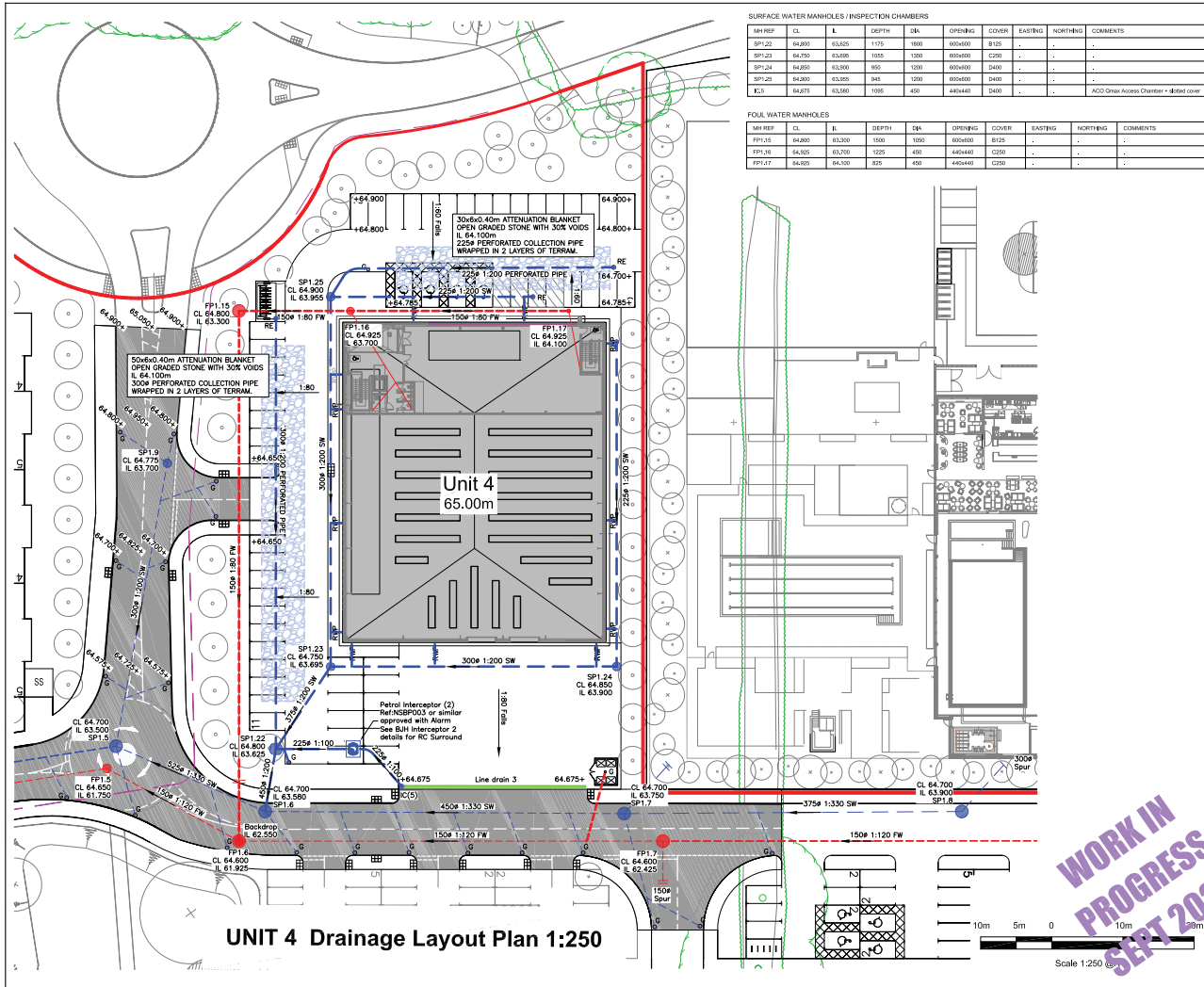
Catalyst Bicester
Wendlebury Road

Client: **Albion Land Plc.**

PHASE 1 - PACKAGE 3
 UNITS 1-3 EXTERNAL WORKS LAYOUT

BAILEY JOHNSON HAYES
 Consulting Engineers

Scale	1:250, 25 @A1	S1358-PH1-12A
Date	28.07.20	
Drawn	JMS	



MANHOLE REF.	CL	IL	DEPTH	Ø	OPENING	COVER	EASTING	NORTHING	COMMENTS
SP1.22	64.900	63.605	1175	400	600x600	8125	-	-	-
SP1.23	64.750	63.595	1055	1200	600x600	8250	-	-	-
SP1.24	64.950	63.500	950	1200	600x600	8400	-	-	-
SP1.25	64.900	63.595	945	1200	600x600	8400	-	-	-
K.C.	64.875	63.580	1955	400	440x440	8400	-	-	KC2 Over Access Chamber - 800mm cover

MANHOLE REF.	CL	IL	DEPTH	Ø	OPENING	COVER	EASTING	NORTHING	COMMENTS
FP1.15	64.900	63.300	1580	150	600x600	8125	-	-	-
FP1.16	64.925	63.300	1225	450	440x440	8250	-	-	-
FP1.17	64.925	64.700	825	450	440x440	8250	-	-	-

NOTES

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 - DRAINS TO BE HEPWORTH SUPERSELEEVE OR MAYLOR DENSELEEVE Laid ON CLASS N GRANULAR BEDDING TO BS 882: TABLE 4 OR TO BS 8301: 1985 APPROVED.
 - ALL TRENCHES WITHIN TRAFFICED AREAS TO BE BACKFILLED WITH 75MM DOWNGRADED STONE FILL, PLACED & COMPACTED IN LAYERS OF 100MM. ALL PIPES IN ROADWAYS / PARKING, LESS THAN 900MM DEEP TO BE ENCASED IN CONCRETE. PROVIDE FLEXIBLE JOINTS AT 3000MM CENTRES.
 - MANHOLES TO BE CONSTRUCTED OF PRECAST CONCRETE RINGS TO BS 591: PART 1. RINGS TO BE BEDDED IN SEALANT STRIPS.
 - MANHOLES BENEATH ROADS & PARKING AREAS TO BE CASED IN 150MM CONCRETE SURROUND.
 - ALL CONNECTORS TO RAIN WATER PIPES TO BE PROVIDED WITH ROOFING ACCESS.
 - ROAD GULLIES TO BE HEPWORTH ROAD GULLIES R52/213 WITH 150MM DIAMETER OUTLET OR SIMILAR APPROVED. GULLIES TO BE ENCASED IN 150MM MINIMUM CONCRETE.
 - DRAWINGS TO BE ISSUED TO NTA & LOCAL AUTHORITY WELL IN ADVANCE OF COMMENCEMENT OF DRAINAGE.
 - EXISTING MANHOLES ON ROADS TO HAVE INVERT LEVELS CONFIRMED PRIOR TO DRAINAGE.
 - ROADS TO BE REBITUMED TO STANDARD REQUESTED BY LOCAL AUTHORITY WHERE DRAINAGE CROSSES.
- KEY:
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 - INDICATES EXISTING MANHOLES
 - INDICATES NEW FW PIPE RUNS
 - INDICATES NEW SW PIPE RUNS
- ALL PIPES CONNECTED DIRECTLY INTO GULLIES TO BE 150MM DIAMETER.

Drawing Ref. Schedule

- MK SURVEYS TOPOGRAPHICAL SURVEY (JUNE 2018)
- CORNISH ARCHITECTS PHASE 1 PROPOSED SITE AND FINISHES PLAN PLAN REF. 19022 - TP - 001(1) (SEPTEMBER 2020)
- CORNISH ARCHITECTS UNITS 1-3 FLOOR & ROOF PLANS PLAN REF. 19022 - TP - 005 (1) (SEPTEMBER 2020)

PRELIMINARY

Rev	Date	Description
A	28.08.20	Updated to latest site plan

Revision Schedule

Catalyst Bicester
Wendlebury Road

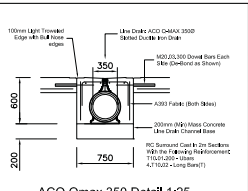
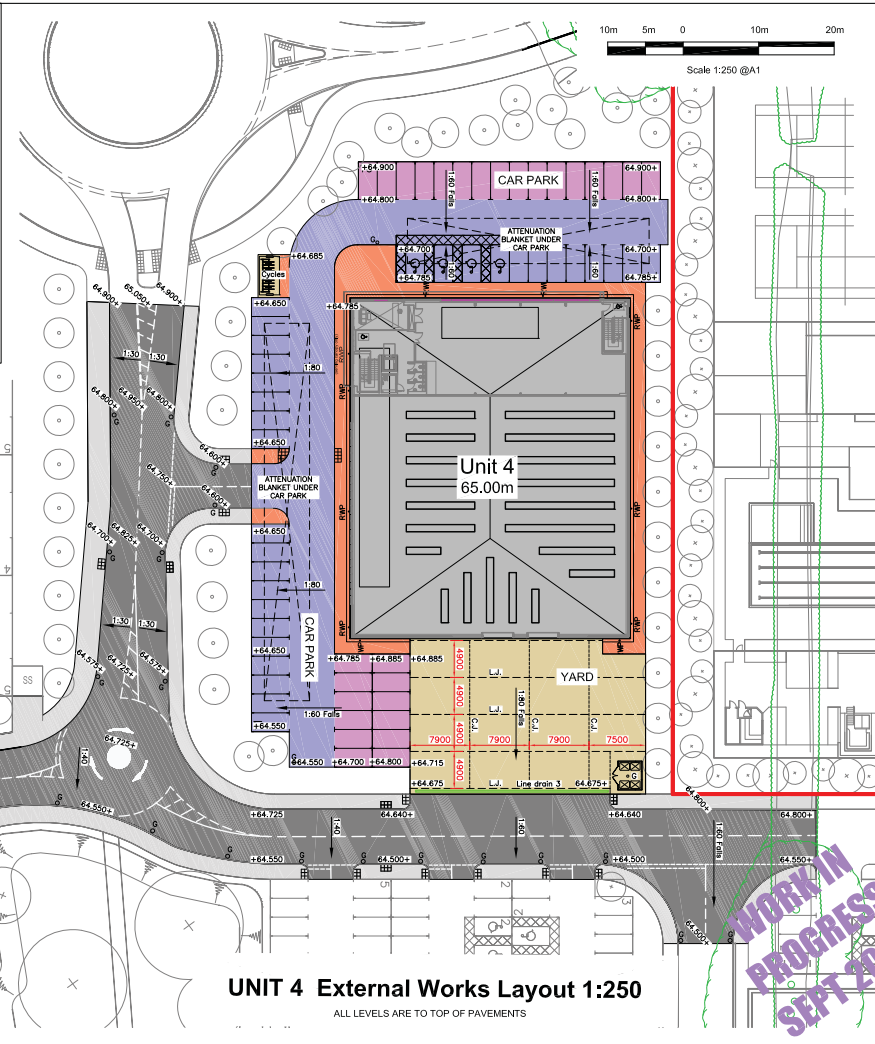
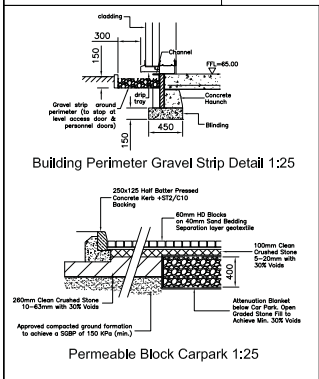
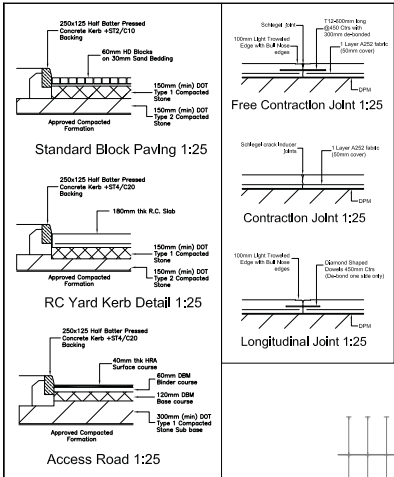
Client: **Abilion Land Plc.**

PHASE 1 - PACKAGE 3
UNIT 4 DRAINAGE LAYOUT PLAN

BAILEY JOHNSON HAYES
Consulting Engineers

Scale: 1:250 @A1
Date: 28.07.20
Drawn: JMS
S1358-PH1-13A

WORK IN PROGRESS
SEPT 2020



Key:

- Porous Block Paving
- Car Park Spaces
- Non-Porous Block Paving
- Car Park Spaces
- 180mm thick RC Yard Slab
- Block Pathways
- Asphalt Road
- Bitmac Pathways

Drawing Ref. Schedule

- MK SURVEYS TOPOGRAPHICAL SURVEY (JUNE 2018)
- CORBISH ARCHITECTS PHASE 1 PROPOSED SITE AND FINISHES PLAN PLAN REF: 19022 - TP - 001(c) (SEPTEMBER 2020)
- CORBISH ARCHITECTS UNITS 1-3 FLOOR & ROOF PLANS PLAN REF: 19022 - TP - 005 (c) (SEPTEMBER 2020)

PRELIMINARY

Rev	Date	Description
A	28.07.20	Updated to latest site plan

Revision Schedule

Catalyst Bicester
Wendlebury Road

Client: **Albion Land Plc.**

PHASE 1 - PACKAGE 3
UNIT 4 EXTERNAL WORKS LAYOUT

BAILEY JOHNSON HAYES
Consulting Engineers

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Scale: 1:250, 25 @A1
Date: 28.07.20
Drawn: JMS

S1358-PH1-14A

UNIT 4 External Works Layout 1:250
ALL LEVELS ARE TO TOP OF PAVEMENTS

WORK IN PROGRESS
SEPT 2020

APPENDIX A.2

PLANNING APPROVED PLANS



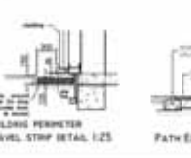
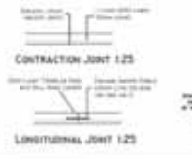
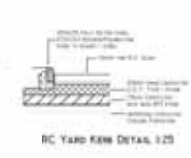
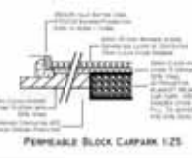
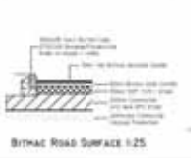
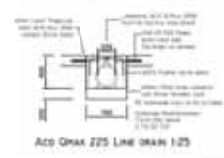
- KEY:**
- Proposed
 - Existing
 - Proposed Road
 - Proposed Path
 - Proposed Pond
 - Proposed Structure
 - Proposed
 - Proposed

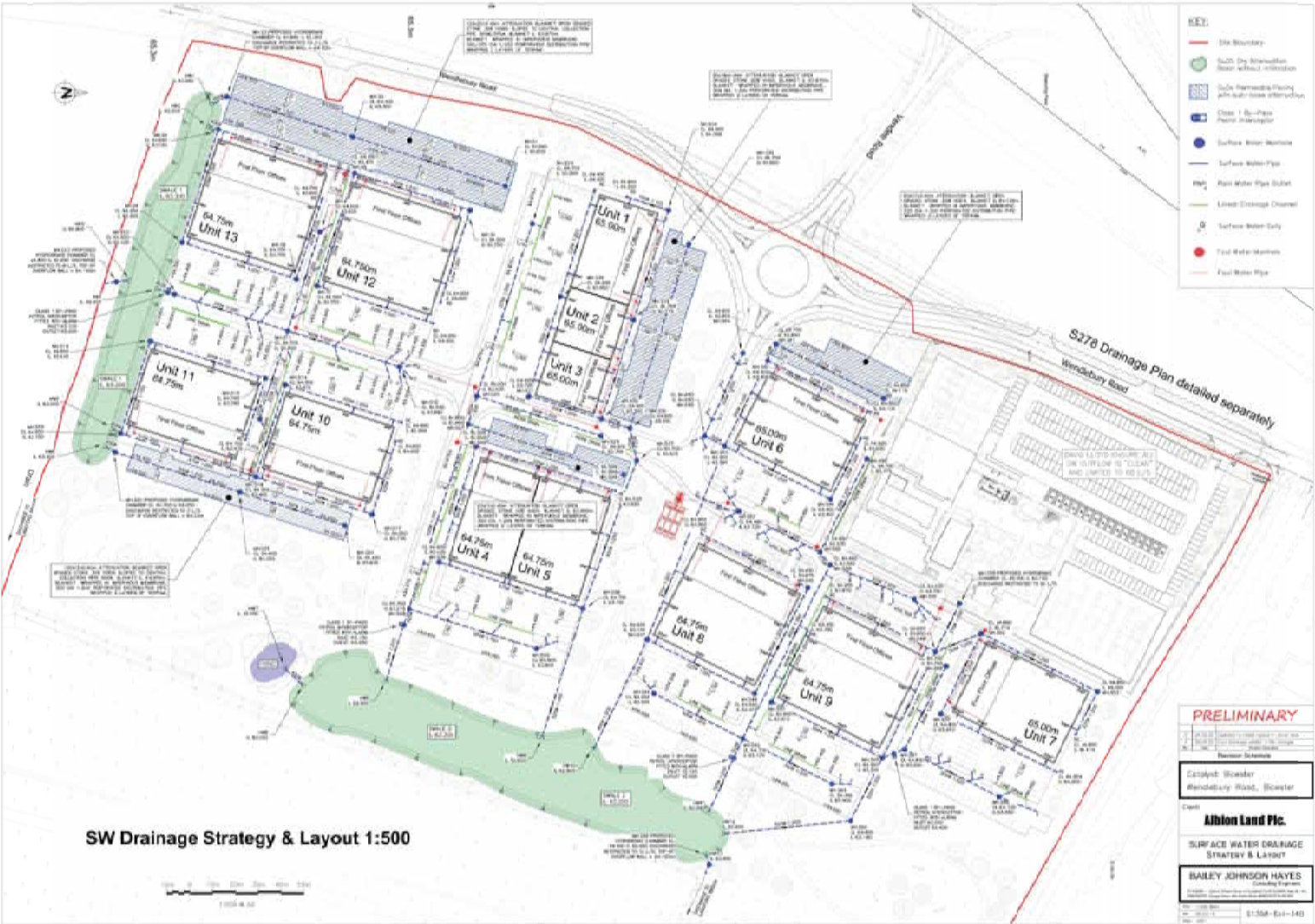
PRELIMINARY

Client: **Abdon Land Pte.**

Project: **Abdon Land Pte.**

SALEY JOHNSON HAYES





SW Drainage Strategy & Layout 1:500

- KEY:**
- Site Boundary
 - SW Drainage (Rainwater & Foul)
 - Surface Water
 - Class 1 Sp-Pipe (Rainwater)
 - Surface Water Manhole
 - Surface Water Pipe
 - Rain Water Pipe (Silt)
 - Under-Storage Channel
 - Surface Water Entry
 - Foul Water Manhole
 - Foul Water Pipe

PRELIMINARY

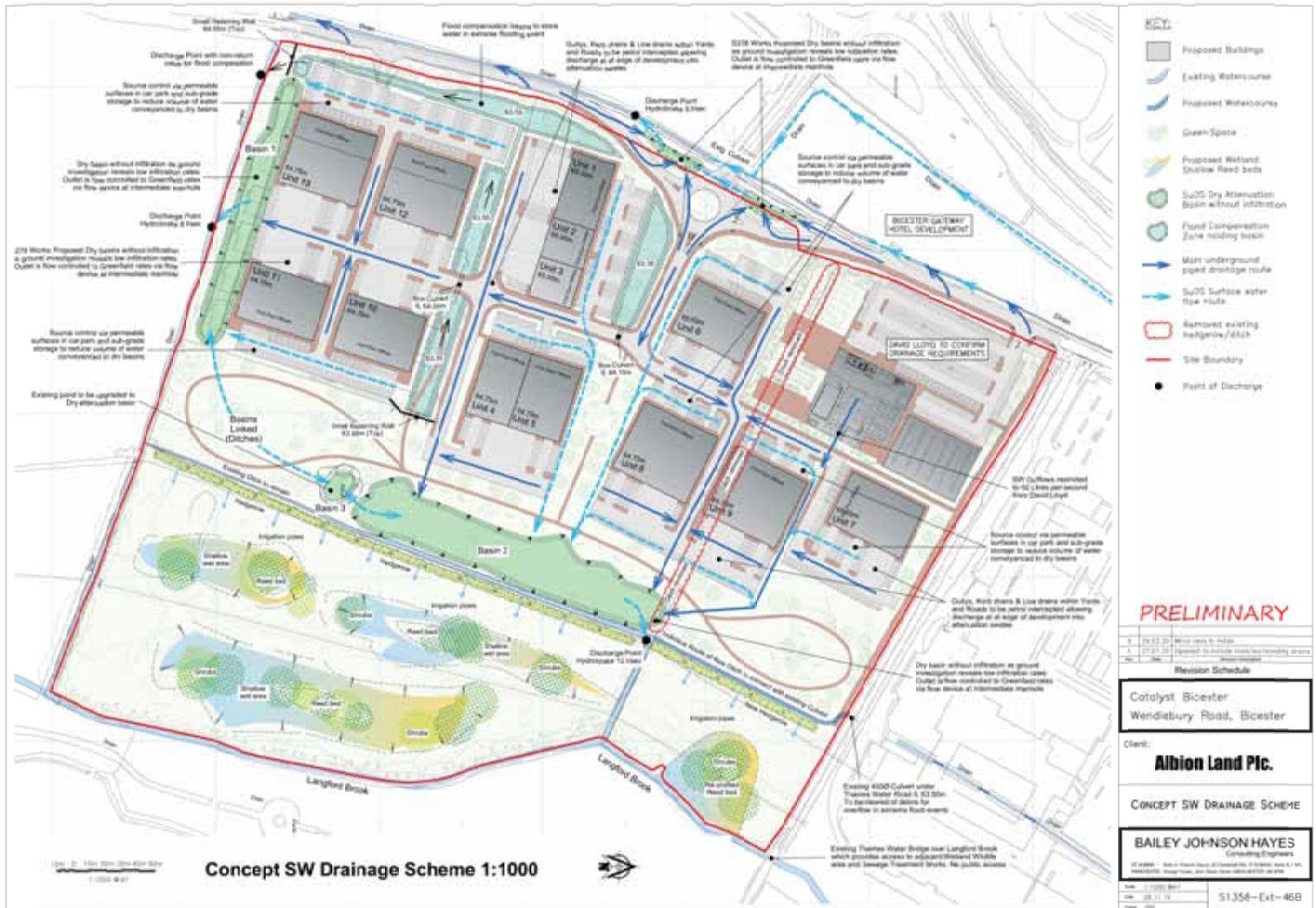
Client: **Albion Land Plc.**

Project: **SURFACE WATER DRAINAGE STRATEGY & LAYOUT**

Author: **BAILEY JOHNSON HAYES**

Date: **13/04/2024**

Sheet: **1-138A-01-140**



Concept SW Drainage Scheme 1:1000