



**KEY**

- ADOPTABLE FOUL SEWER AND MANHOLE
- ADOPTABLE SURFACE WATER SEWER AND MANHOLE
- EXISTING FOUL SEWER
- HIGHWAY GULLY AND CONNECTION
- PRIVATE FOUL INSPECTION CHAMBER <3.0m DEEP WITH RESTRICTED ACCESS DEPTHS OVER 1.2m, AND ADOPTED SEWER
- FOUL SHALLOW ACCESS CHAMBER <0.6m DEEP
- PRIVATE SURFACE WATER INSPECTION CHAMBER <3.0m DEEP WITH RESTRICTED ACCESS DEPTHS OVER 1.2m
- PRIVATE SURFACE WATER RODDING EYE
- RAINWATER DOWNPIPE AND 1000DRAIN
- INTERNAL FOUL CONNECTION POINT AND 1000DRAIN
- AREA OF PERMEABLE PAVING

- NOTES**
1. ALL WORKS FOR ADOPTION UNDER A SECTION 38 AGREEMENT SHALL BE CARRIED OUT TO THE OXFORDSHIRE COUNTY COUNCIL SPECIFICATION FOR ROAD CONSTRUCTION IN RESIDENTIAL AREAS AND TO THE APPROVAL OF THE AREA HIGHWAY AUTHORITY.
  2. ALL WORKS FOR ADOPTION UNDER A SECTION 104 AGREEMENT ALL SHALL BE IN ACCORDANCE WITH SEWERAGE SECTOR GUIDANCE - APPENDIX C "DESIGN AND CONSTRUCTION GUIDANCE FOR FOUL AND SURFACE WATER SEWERS" VERSION 2 MARCH 2020.
  3. STREETLIGHTING POSITIONS TO BE PEGGED ON SITE AND AGREED BY THE LOCAL AUTHORITY PRIOR TO ERECTION COMMENCING.
  4. ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8301 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.
  5. THE CONTRACTOR IS TO CHECK THE LEVEL OF EXISTING SEWERS BEING USED AS OUTFALLS OR CROSSING PROPOSED DRAINAGE RUNS PRIOR TO LAYING ANY PIPES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
  6. PRIVATE HOUSE DRAINAGE WILL BE FLEXIBLY JOINTED PLASTIC OR CLAY PIPEWORK. DIAMETER 100mm UNLESS SHOWN OTHERWISE.
  7. ALL CONNECTIONS FOR HOUSE DRAINAGE SHALL BE 100mm DIA. FOUL & 150mm DIA. SURFACE WATER UNLESS NOTED OTHERWISE AND MUST EXTEND 500mm BEHIND THE BACK OF FOOTWAY/HOMEZONE ROAD. ALL CONNECTIONS WHEN LAID SHALL BE PLUGGED, PROTECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE.
  8. FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 900mm IN VEHICULAR AREAS OR 600mm IN OTHER AREAS PROTECTION IN THE FORM OF A 100mm THICK CONCRETE PAD SHALL BE PROVIDED OVER THE PIPE GRANULAR SURROUND.
  9. WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS INTENTS ARE TO BE PROVIDED OVER. UNDER BUILDINGS PIPES SHALL BE SURROUNDED WITH 150mm THICKNESS OF GRANULAR MATERIAL. WHERE DRAINS PASS WITHIN 1M OF BUILDINGS THE WALL FOUNDATION SHALL BE TAKEN DOWN BELOW THE INVERT OF THE PIPE.
  10. WHERE DRAINS DO NOT EXCEED 600mm DEEP, PLASTIC OR CLAY ACCESS FITTINGS MINIMUM DIAMETER 225mm SHALL BE USED. ELSEWHERE PROPRIETARY PLASTIC OR FRUITCAST CONCRETE INSPECTION CHAMBERS SHALL BE USED. UNLESS SHOWN OTHERWISE FW INSPECTION CHAMBERS ARE TO BE 750mm BELOW DPC LEVEL AND SW CHAMBERS AND RODDING EYES TO BE 600mm BELOW DPC.
  11. ALL GULLIES AND RAINWATER DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE RODDABLE.
  12. DRAINAGE RUNS SHOULD BE LAID AT A MINIMUM OF 5.0M FROM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR FUTURE EXTENSIONS.
  13. ALL DRAINAGE SHALL BE LAID UPSTREAM AND EACH RUN BETWEEN MANHOLES SHALL BE LAID COMPLETE PRIOR TO BACKFILLING. WHERE THIS IS NOT PRACTICAL TRIAL HOLES OR OTHER MEANS OF IDENTIFYING THE LINE AND LEVEL OF SERVICES SHALL BE CARRIED OUT PRIOR TO WORKS COMMENCING.
  14. ALL BRANCH DRAINS, OR CONNECTIONS, ARE TO DISCHARGE TO THE COLLECTORS OBLIQUELY, AND IN THE DIRECTION OF THE MAIN FLOW.

SURFACE WATER INFILTRATION BASIN	134.900m AOD
BED LEVEL	136.500m AOD
BANK LEVEL	136.500m AOD
SIDE SLOPES	1:4
DESIGN INFILTRATION RATE	2.797m/hr
SAFETY FACTOR	2.0

P4	Drainage levels raised	DM	28.07.21
P3	Updated to S38 Comments	DM	03.06.21
P2	Issued for Tender	DM	26.05.21
REV:	DESCRIPTION:	BY:	DATE:

STATUS: **TENDER**

**EXPEDITE**

Exeter  
The Design Studio  
Dean Clarke House  
Southernhay East  
Exeter  
EX1 1AP  
t: 01392 691 631  
www.expediteps.com

CLIENT: **BURRINGTON HOMES (MIDLANDS)**

SITE: **LAND AT HEMPTON ROAD DEDDINGTON**

TITLE: **DRAINAGE LAYOUT**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:250	Feb 2021	DM	KSR
PROJECT NO:	DRAWING NO:	REVISION:	
ES20.020	03.00	P4	

PROPOSED FOUL DRAINAGE TO CONNECT TO EXISTING FOUL PUBLIC SEWER (225mmØ)