A1

FOUL WATER MANHOLE / INSPECTION CHAMBER SCHEDULE

MH REF	CL	IL	DEPTH	DIA	OPENING	COVER	COMMENTS
F1	84.000	79.950	4050	1050	600x600	D400	.
F8	83.800	80.575	3225	1050	600x600	D400	.
F9	83.800	80.875	2925	1050	600x600	D400	.
F10	83.800	81.300	2500	1050	600x600	D400	.
F11	83.800	81.475	2325	1050	600x600	D400	.
F12	83.800	81.925	1875	1050	600x600	D400	.
F13	83.800	82.200	1600	1050	600x600	D400	.
F14	83.700	82.425	1275	1050	600x600	D400	.
F15	84.000	82.775	1225	1050	600x600	D400	.
F16	84.000	83.200	800	450	450x450	D400	450 Dia. PPIC 150mm Concrete Encased
F17	84.000	82.700	1300	450	450x450	D400	450 Dia. PPIC 150mm Concrete Encased
F18	84.000	83.000	1000	450	450x450	D400	450 Dia. PPIC 150mm Concrete Encased
F19	83.400	82.400	1000	1050	600x600	D400	.
F20	83.700	82.050	1650	1050	600x600	D400	.
F21	84.000	82.600	1400	1050	600x600	D400	.
F22	83.950	83.200	750	450	450x450	D400	450 Dia. PPIC 150mm Concrete Encased
F23	83.700	82.000	1700	1050	600x600	D400	.
F24	84.000	82.600	1400	1050	600x600	D400	.
F25	84.075	83.200	875	450	450x450	D400	450 Dia. PPIC 150mm Concrete Encased

Schedule of approximate areas								
UNIT	Ground Floor GIA sm	Ground Floor GIA sf	First Floor GIA sm	First Floor GIA sf	Second Floor GIA sm	Second Floor GIA sf	Total Unit GIA sm	Total Unit GIA sf
1	1759	18934	195	2104	0	0	**1954**	**21038**
2	1613	17362	179	1929	0	0	**1792**	**19291**
3	1650	17761	183	1973	0	0	**1833**	**19734**
4	4278	46048	238	2558	238	2558	**4753**	**51165**
5	3433	36953	423	4553	0	0	**3856**	**41506**
TOTAL	**12733**	**137058**	**1219**	**13118**	**238**	**2558**	**14189**	**152734**

NOTE: ESTIMATED PEAK FLOW FROM PHASE 3 Units 1-5 =2.3 L/S (Max)

NOTE: ALL DISCHARGE IS THROUGH GRAVITY FLOW INTO PUBLIC SEWER

NOTE: FOUL DISCHARGE IS SUBJECT TO TW AGREEMENT

FOUL WATER ASSESSMENT

Units 1-5 Ground Floor =12,733m²

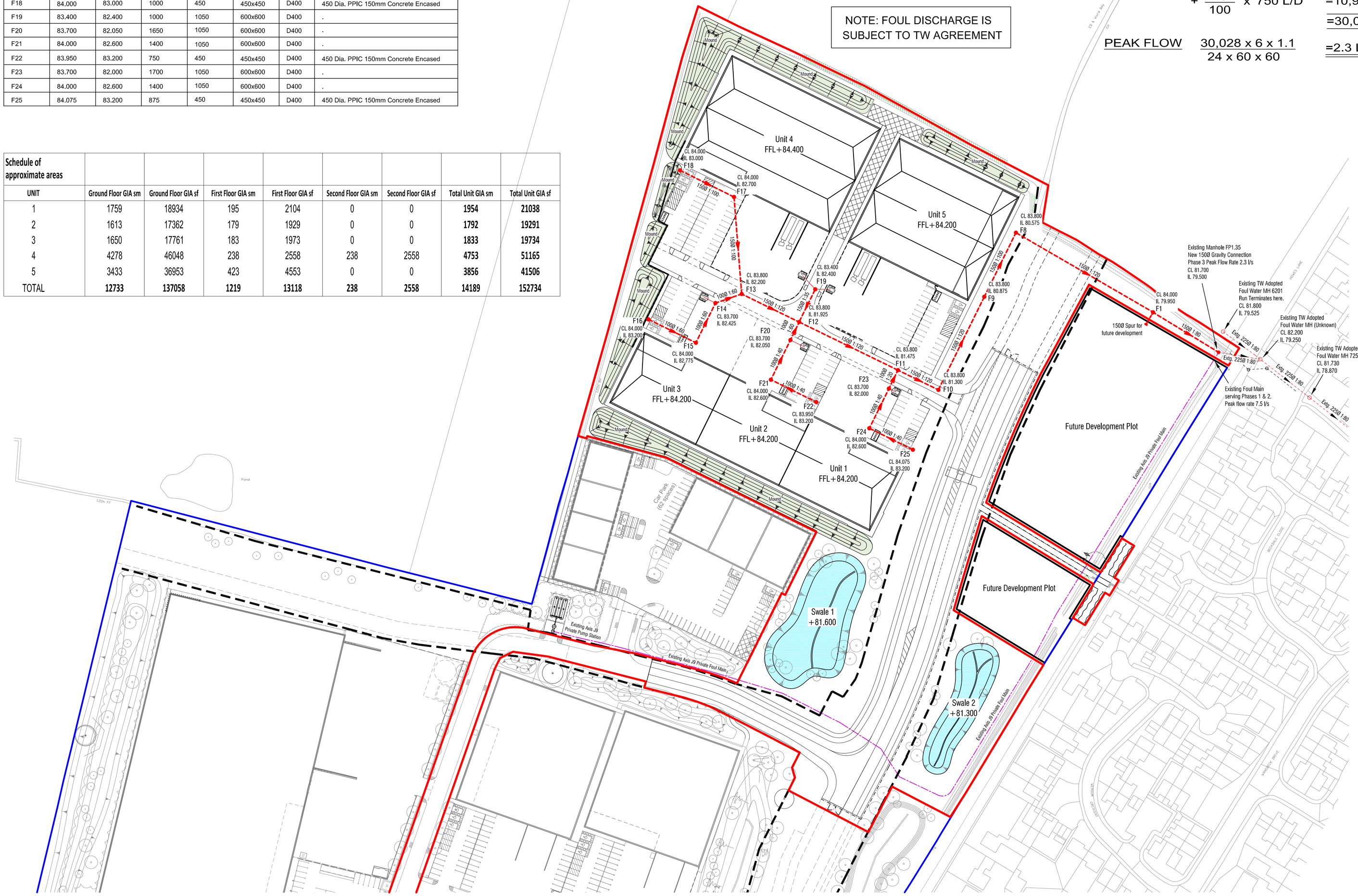
1st & 2nd Floor Offices =1,457m²

DWF $\frac{12,733}{100}$ x 150 L/D =19,100 L/D

+ $\frac{1457}{100}$ x 750 L/D =10,928 L/D

=30,028 L/D

PEAK FLOW $\frac{30,028 \times 6 \times 1.1}{24 \times 60 \times 60}$ =2.3 L/S



Phase 3 FW Drainage Layout 1:1000

DRAINAGE NOTES

1 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND BAILEY JOHNSON HAYES DRAWINGS AND SPECIFICATIONS.

2 DRAINS TO BE 'HEPWORTH SUPERSLEEVE' LAID IN CLASS S BEDDING TO BS 882 1983: TABLE 4, OR TO BS 8301 1985: APPENDIX D. 450 DIA DRAINS AND ABOVE TO BE HEPWORTH CONCRETE PIPES CLASS H . OR EQUAL APPROVED DRAINS WITHIN THE SITE MAY BE THERMOPLASTIC STRUCTURED WALL PIPE IN ACCORDANCE WITH CLAUSE E2.22 OF SFA 8th EDITION

3 ALL TRENCHES WITHIN TRAFFICKED AREAS TO BE BACKFILLED WITH 75 MM DOWN GRADED STONE FILL, PLACED AND COMPACTED IN 150 MM LAYERS. ALL PIPES IN ROADWAYS, SERVICE YARDS AND CARPARKS LESS THAN 1200 MM DEEP TO BE ENCASED IN CONCRETE. PROVIDE FLEXIBLE JOINTS AT 3 METRE CENTRES.

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

5 MANHOLES IN FOOTPATHS OR LANDSCAPED AREAS TO BE BACKFILLED WITH 40 MM DOWN GRADED STONE FILL, COMPACTED IN LAYERS NOT EXCEEDING 150 MM THICK. MANHOLES BENEATH ROADS AND PARKING AREAS TO BE CASED IN 150 MM CONCRETE SURROUND.

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

7 ALL ROAD GULLIES TO BE HEPWORTH ROAD GULLIES., REF RGR4, WITH 150 MM DIAMETER OUTLETS. GULLIES TO BE ENCASED IN 150 MM MINIMUM CONCRETE.

8 DRAINS UNDER BUILDING AND WITHIN 300 MM OF THE UNDERSIDE OF FLOORSLAB TO BE ENCASED IN 150 MM CONCRETE. CASING TO INCORPORATE FLEXIBLE FIBRE BOARD JOINTS AT SPACINGS AS RECOMMENDED BY THE PIPE MANUFACTURER. DRAINS UNDER BUILDINGS GENERALLY TO HAVE MIN 100 FULL GRANULAR SURROUND TO CLASS S BS8301

9 WHERE PIPES RUN THROUGH GROUND BEAMS, FLEXIBLE JOINT CASINGS AT EACH FACE OF THE GROUND BEAM ARE TO BE PROVIDED. PIPES WHICH RUN UNDER GROUND BEAMS TO BE PROTECTED WITH 50 MM MINIMUM POLYSTYRENE PLACED OVER THE CROWN OF THE PIPE.

10 ALL WORK TO EXISTING PUBLIC SEWERS TO BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 8TH EDITION AND BS 8301 : CODE OF PRACTICE FOR BUILDING DRAINAGE

11 WHERE DRAINS RUN CLOSE TO BUILDINGS AND INVERT LEVELS ARE BELOW FOUNDATIONS THE DRAINS SHOULD BE ENCASED AS FOLLOWS:-

(a) WHERE THE DRAIN TRENCH IS WITHIN 1M OF THE BUILDING THE TRENCH SHOULD BE FILLED WITH CONCRETE UP TO FOUNDATION FORMATION LEVEL or

(b) WHERE THE DRAIN TRENCH IS FURTHER THAN 1M OF THE BUILDING THE TRENCH SHOULD BE FILLED WITH CONCRETE TO A LEVEL BELOW FOUNDATION FORMATION EQUAL TO THE DISTANCE FROM THE BUILDING LESS 150mm.

KEY:

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

ALL PIPES CONNECTED DIRECTY INTO GULLIES TO BE 150MM DIAMETER

TOWN PLANNING

Rev	Date	Revision Description
F	22.04.22	Updated to LLFA planning comments
E	07.03.22	Updated to latest planning scheme.
D	07.01.22	Updated to LLFA planning comments
C	02.09.21	Red line planning boundary adjusted
B	23.08.21	Updated to latest Architects layout, pipe sizes added & manholes scheduled
A	20.07.21	Updated Ditches, Mounds & SLR

Revision Schedule

Project Title

Axis J9 - Bicester

Client

ALBION LAND

Drawing Title

PHASE 3
FW Drainage Layout

BAILEY JOHNSON HAYES
Consulting Engineers
ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL
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Scale	1:1000 @A1
Date	23.06.21
Drawn	JNG

Drawing Number

S1209-PH3-03 F