



- NOTES:
- DUE TO A CHANGE IN LEGISLATION ON 1ST OCTOBER 2011, THERE COULD BE FORMALLY PRIVATE SEWERS WHICH HAVE TRANSFERRED OVER TO THE RESPONSIBILITY OF THE SEWERAGE UNDERTAKER. IF SUCH SEWERS ARE LOCATED ON SITE DURING CONSTRUCTION WORKS, PLEASE CONTACT STEWART AND HARRIS SO THAT A SECTION 185 AGREEMENT CAN BE PREPARED TO DIVERT THESE SEWERS.
 - THE SURVEY INFORMATION USED IN THE PREPARATION OF THIS DRAWING IS NOT WARRANTED. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SITE INVESTIGATION REPORT. BEFORE WORK COMMENCES CONTRACTOR SHOULD CONSULT THE ENGINEER AND THE SITE INVESTIGATION REPORT REGARDING ANY CONTAMINATION ISSUES. ALL NECESSARY HEALTH AND SAFETY MEASURES TO BE TAKEN.
 - BEFORE WORK COMMENCES, THE CONTRACTOR SHALL Liaise WITH ALL STATUTORY AUTHORITIES TO DETERMINE THE EXACT LOCATION OF ALL APPARATUS AND TAKE ALL PRECAUTIONS DEEMED NECESSARY TO LOCATE, PROTECT AND WHERE NECESSARY DIVERT SUCH EQUIPMENT.
 - THIS DRAWING IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY, BUILDING CONTROL, SEWERAGE UNDERTAKER AND THE ENVIRONMENT AGENCY. ANY WORKS UNDERTAKEN PRIOR TO THE GRANTING OF THESE APPROVALS IS CARRIED OUT AT RISK TO OTHERS.
 - SHOULD ANY SURPLUS EXCAVATED MATERIAL REQUIRE DISPOSAL OFF SITE, IT SHOULD BE TAKEN TO A SUITABLY LICENSED LANDFILL SITE.
 - THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.
 - SETTING OUT TO BE CONFIRMED BY THE ARCHITECT.
 - PRIOR TO COMMENCING WORK ON THE DRAINAGE, ALL EXISTING DRAINS, SEWERS MANHOLES AND OUTFALLS TO REMAIN SHALL BE LOCATED, IDENTIFIED AND A CCTV CONDITION SURVEY CARRIED OUT. WHERE NECESSARY, PROTECTION TO THE EXISTING DRAINAGE INFRASTRUCTURE SHALL BE PROVIDED.
 - ALL EXISTING SEWERS AND MANHOLES ABANDONED DUE TO THE PROPOSED WORKS ARE TO BE EITHER REMOVED, AND SUITABLY BACKFILLED OR GROUTED UP.
 - ALL EXTERNAL DRAINAGE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY AND THE DESIGN AND CONSTRUCTION GUIDANCE FOR ADAPTABLE DRAINAGE, FOR PRIVATE DRAINAGE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H AND BS EN 752.
 - ALL EXISTING DRAINAGE LEVELS, DIAMETERS & LOCATIONS NEED TO BE CHECKED ON SITE PRIOR TO ANY DRAINAGE WORKS, AND ANY DISCREPANCIES NEED TO BE REPORTED BACK TO THE ENGINEER.
 - COVER LEVELS FOR MANHOLES ARE APPROXIMATE ONLY AND SHOULD BE ADJUSTED TO MATCH SURROUNDING LEVELS.
 - ALL MANHOLE AND DRAINAGE COVERS SHALL COMPLY WITH BS EN124. MANHOLE COVERS WITHIN BLOCK PAVED AREA AND BUILDINGS SHALL BE RECESSED. COVER STRENGTHS TO BE: CLASS E600 IN AREAS OF HEAVY LOADING, CLASS D400 IN HEAVY TRAFFICKED AREAS (ROADS, SERVICES YARDS), CLASS C250 LIGHTLY TRAFFICKED AREAS (CAR PARKS), CLASS B125 IN LANDSCAPE AND NON TRAFFICKED AREAS (MIN. 100MM DP FRAME).
 - DRAINAGE PIPES 100MM Ø UNLESS STATED OTHERWISE.
 - PIPES TO BE VITRIFIED CLAY TO BS EN 295 OR CONCRETE TO BS EN 5911 OR UPVC PIPES TO BS EN 1452 OR THERMOPLASTIC STRUCTURED WALL PIPES COMPLYING WITH WS 4-35-01. BS1 KITEMARKED. CLASS 8KMM NOMINAL SHORT TERM RING STIFFNESS.
 - ALL PIPES TO BE LAID WITH SOFFITS LEVEL, UNLESS NOTED OTHERWISE.
 - WHERE COVER TO PIPES IS LESS THAN 1200MM UNDER CARRIAGEWAY - CONCRETE BED AND SURROUND OR CONCRETE PROTECTION SLAB IS REQUIRED.
 - ALL PIPES BENEATH BUILDINGS TO BE B65 IN CONCRETE. WHERE COVER IS LESS THAN 300MM THE CONCRETE IS TO BE CAST INTEGRALLY WITH THE FLOOR SLAB.
 - PIPE RUNS NEAR BUILDINGS. IF A TRENCH IS WITHIN 1M OF A BUILDING IT SHALL BE FILLED WITH CONCRETE UP TO THE LOWEST LEVEL OF THE ADJACENT FOUNDATION. IF A TRENCH IS GREATER THAN 1M FROM A BUILDING THE TRENCH SHALL BE FILLED WITH CONCRETE UP TO A LEVEL BELOW THE BUILDING EQUAL TO THE DISTANCE FROM THE BUILDING LESS 150mm.
 - VENTILATION SHALL BE PROVIDED AT THE HEAD OF THE FOUL DRAINAGE RUNS.
 - FOR SETTING OUT OF SVP AND RWP, SEE ARCHITECTS LAYOUT.
 - THRESHOLD DRAINAGE IS REQUIRED WHERE LEVELS FALL TOWARDS A BUILDING ENTRANCE. ARCHITECT TO CONFIRM IF NOT REQUIRED.
 - YARD GULLY POSITIONS ARE INDICATIVE, SHOULD BE ADJUSTED ON SITE TO SUIT LEVELS.
 - ALL GULLY POSITIONS TO SUIT LOW POINTS AND TO BE TRAPPED.
 - ROAD GULLIES SHALL BE TRAPPED 4500 X 900mm DEEP WITH CLASS D 400 FRAME AND GRATING TO BS EN 124.
 - DRAINAGE CHANNEL DETAILED DESIGN TO BE UNDERTAKEN BY MANUFACTURERS. ALTERNATIVE CHANNELS MAY BE USED, SUBJECT TO ENGINEERS APPROVAL.
 - ALL CONCRETE TO DRAINAGE, MANHOLES BASES, SURROUNDS ETC TO BE IN ACCORDANCE WITH THE BRE SPECIAL DIGEST 1 - CONCRETE IN AGGRESSIVE GROUND. REFER TO SITE INVESTIGATION REPORT FOR SULPHATE REQUIREMENTS.
 - ALL MANHOLES, PIPE TRENCHES ETC. TO BE BACKFILLED WITH IMPORTED GRANULAR FILL TO CLASS 6F1-6F5 (CAPPING MATERIAL) TO (SHW) TABLE 61 & COMPACTED IN ACCORDANCE WITH TABLE 64.
 - ALL PIPELINES SHALL BE TESTED BOTH BEFORE AND AFTER BACKFILLING, USING EITHER AIR TEST OR WATER TEST, IN ACCORDANCE WITH BS EN 1610.
 - ALL WORKS TO SEWERS/ MANHOLES BEING OFFERED FOR ADOPTION OR ON EXISTING PUBLIC SEWERS SHOULD BE IN ACCORDANCE WITH 'DESIGN AND CONSTRUCTION GUIDANCE' AND THE ADOPTING WATER AUTHORITY'S RECOMMENDATIONS.
 - REQUIREMENT FOR LAND DRAINS TO BE ASSESSED ON SITE BY THE SITE MANAGER.

SOME FOUL WATER SLAB PENETRATIONS HAVE BEEN ASSUMED BASED ON INTERNAL FLOOR LAYOUTS, ARCHITECT TO CONFIRM ALL SLAB PENETRATION LOCATIONS BACK TO ENGINEER PRIOR TO ANY CONSTRUCTION TAKING PLACE.

- KEY:
- PRIVATE FOUL WATER DRAIN
 - ADOPTABLE FOUL WATER SEWER / LATERAL
 - EXISTING FOUL WATER SEWER
 - PRIVATE STORM WATER DRAIN
 - PRIVATE STORM WATER MANHOLE (DIAMETER AS PER MANHOLE SCHEDULE)
 - PRIVATE STORM WATER INSPECTION CHAMBER (450mm / 300mm)
 - PRIVATE STORM WATER RODDING EYE
 - PRIVATE FOUL WATER MANHOLE (DIAMETER AS PER MANHOLE SCHEDULE)
 - ADOPTABLE FOUL WATER MANHOLE (DIAMETER AS PER MANHOLE SCHEDULE)
 - PRIVATE FOUL WATER INSPECTION CHAMBER (450mm / 300mm)
 - ROAD GULLY
 - ACC (OR SIMILAR APPROVED) LINEAR DRAINAGE CHANNEL
 - SOAKAWAY - CRATES
 - PERMEABLE RESIN BOUND SURFACING (SEE PRIVATE HIGHWAY CONSTRUCTION DETAILS DRAWING)
 - 100mmØ PERFORATED COLLECTOR PIPE LOCATED WITHIN SUB-BASE OF PERMEABLE RESIN BOUND SURFACING, SUB-BASE TO HAVE NOMINAL FALL TOWARDS COLLECTOR PIPE
 - EXTERNAL TAP GULLY TO BE CONNECTED TO FOUL DRAINAGE

CDM HEALTH AND SAFETY ADVICE - MAJOR HAZARDS	
HAZARD	CONTRACTOR ACTION MITIGATE
PUBLIC SAFETY - FALLING EQUIPMENT/MATERIALS AND BARRIERS ECT.	CONTRACTOR TO PROVIDE SUITABLE SIGNAGE, HOARDINGS AND BARRIERS ECT.
PUBLIC SAFETY - IMPACT BETWEEN PEOPLE/VEHICLES	CONTRACTOR TO PROVIDE SUITABLE TRAFFIC MANAGEMENT SCHEME & LIAISE WITH OWNERS
PUBLIC SAFETY - CONTRACTORS WORKING AREA	CONTRACTOR TO PROVIDE A SAFE METHOD OF WORKING & LIAISE WITH OWNERS
SERVICES WITHIN GROUND AND OVERHEAD	CONTRACTOR TO LOCATE AND PROVIDE ADEQUATE PROTECTION SAFE METHOD OF WORKING AND SIGNAGE
EXPOSURE TO ADVERSE WEATHER CONDITIONS	CONTRACTOR TO LOCATE AND PROVIDE ADEQUATE SAFE METHOD OF WORKING
UNDERGROUND VOIDS AND OBSTRUCTIONS	CONTRACTOR TO PROVIDE SAFE METHOD OF IDENTIFICATION AND REPORT, PROTECT AND SEEK ADVICE
VEHICLE COLLISIONS	CONTRACTOR TO PROVIDE SUITABLE TRAFFIC MANAGEMENT SCHEME
EXPOSURE TO CONSTRUCTION DUST, NOISE AND VIBRATION	CONTRACTOR TO CARRY OUT SAFE METHOD OF WORKING THAT MINIMISES DUST, NOISE AND VIBRATION POLLUTION
THE HAZARDS IDENTIFIED ABOVE SHOULD NOT BE ASSUMED TO BE THE ONLY HAZARDS THAT COULD BE PRESENT ON THIS SITE.	

MANHOLE SCHEDULE								
MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)	COVER GRADE
SMH1	1200	Type B	124.769	123.40	1.269	447112.489	231761.989	D400
SMH2	1200	Type B	124.619	123.05	1.419	447098.604	231753.973	D400
SMH3	1350	Type B	124.773	123.25	1.423	447088.824	231757.552	D400
SMH4	1200	Type B	124.62	122.45	2.02	447097.810	231735.150	D400
SMH5	1200	Type B	124.296	122.45	1.896	447103.585	231724.836	D400
FMH1	1200	Type B	124.71	122.35	2.21	447113.934	231783.456	D400
FMH2	1200	Type B	124.815	122.44	2.225	447113.955	231770.489	D400
FMH3	1200	Type B	124.790	122.50	2.140	447110.534	231762.997	D400
FMH4	1200	Type B	124.675	122.63	1.895	447094.831	231753.930	D400
FMH5	1200	Type B	124.50	122.71	1.64	447094.330	231742.043	D400

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REV R01 R02 DATE 23.12.2021 24.01.2022 BY LAJ LAJ DESCRIPTION PLOTS 1 & 2 LOWERED. UPDATED TO SUIT OCC COMMENTS - DRAINAGE CHANNEL

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CLIENT: BLUE CEDAR HOMES	SCALE @ A1: 1:200	CHECKED: NRF	APPROVED: SAJ
PROJECT: DEDDINGTON, BANBURY	DATE: 26/11/2021	DESIGN-DRAWN: LAJ	DRAWING STATUS: TENDER
TITLE: PROPOSED DRAINAGE LAYOUT	PROJECT CODE: P19-1601-PEG-XX-DR-C-400-S3-R02		

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