

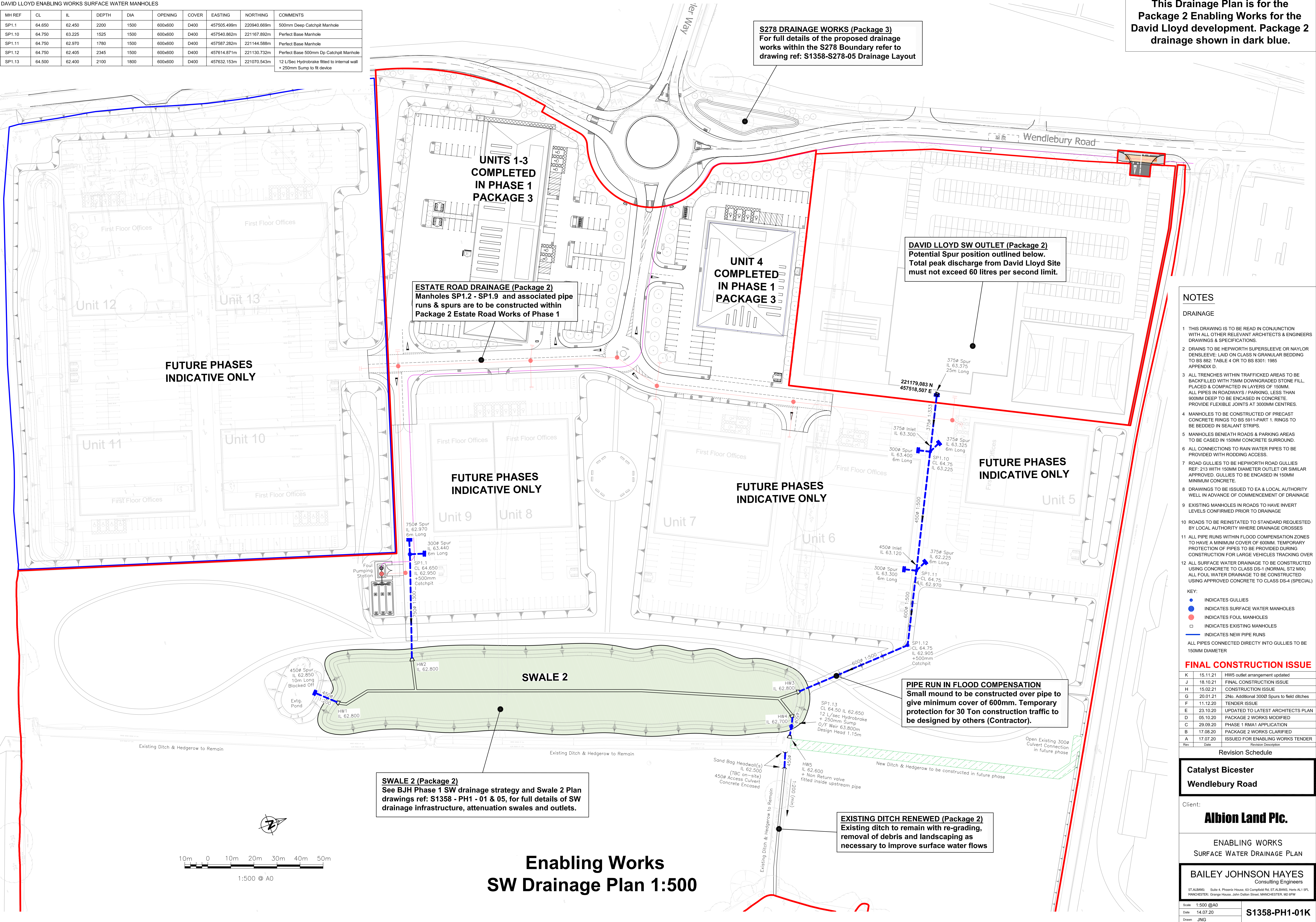
# **APPENDIX A.1**

## **PHASE 1 PLANS**



DAVID LLOYD ENABLING WORKS SURFACE WATER MANHOLES

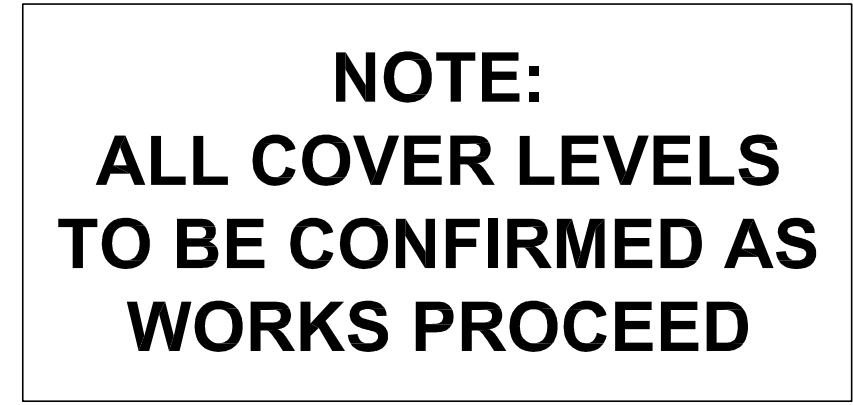
MH REF	CL	IL	DEPTH	DIA	OPENING	COVER	EASTING	NORTHING	COMMENTS
SP1.1	64.650	62.450	2200	1500	600x600	D400	457505.499m	220940.669m	500mm Deep Catchpit Manhole
SP1.10	64.750	63.225	1525	1500	600x600	D400	457540.862m	221167.892m	Perfect Base Manhole
SP1.11	64.750	62.970	1780	1500	600x600	D400	457587.282m	221144.588m	Perfect Base Manhole
SP1.12	64.750	62.405	2345	1500	600x600	D400	457614.871m	221130.732m	Perfect Base 500mm Dp Catchpit Manhole
SP1.13	64.500	62.400	2100	1800	600x600	D400	457632.153m	221070.543m	12 L/Sec Hydrobrake fitted to internal wall + 250mm Sump to fit device











MH REF	CL (TBC)	IL (TBC)	DEPTH	DIA	OPENING	COVER	EASTING	NORTHING	COMMENTS
FP1.9	64.700	63.285	1415	1050	600x600	D400	.	.	.
FP1.10	64.700	63.510	1190	1050	600x600	D400	.	.	.
FP1.11	64.700	63.585	1115	1050	600x600	D400	.	.	.
FP1.12	64.900	63.770	1130	1050	600x600	D400	.	.	.
FP1.13	64.725	63.992	733	450	440x440	D400	.	.	450mm PPIC 150mm Concrete Surround
FP1.14	64.900	63.751	1149	1050	600x600	D400	.	.	.
FP1.15	64.900	63.873	1027	1050	600x600	D400	.	.	.
FP1.16	64.900	63.832	1268	1050	600x600	D400	.	.	.
FP1.17	64.725	63.800	925	450	440x440	D400	.	.	450mm PPIC 150mm Concrete Surround
FP1.18	64.900	63.050	1850	1050	600x600	D400	.	.	.
FP1.19	64.900	63.100	1800	450	440x440	D400	.	.	450mm PPIC 150mm Concrete Surround
FP1.19a	64.775	63.400	1375	450	440x440	D400	.	.	450mm PPIC 150mm Concrete Surround
FP1.20	64.875	63.725	1150	450	440x440	D400	.	.	450mm PPIC 150mm Concrete Surround
FP1.21	64.775	63.824	951	450	440x440	D400	.	.	450mm PPIC 150mm Concrete Surround
FP1.22	64.925	64.025	900	450	440x440	D400	.	.	450mm PPIC 150mm Concrete Surround
FP1.23	64.700	62.765	1935	1050	600x600	D400	.	.	.

# NOTES

## DRAINAGE

- 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 ROADING ACCESS.
- 7 ALL ROAD GULLIES TO BE HEPWORTH ROAD GULLIES, REF RGRA, 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 SURFACE WATER MANHOLES
  - INDICATES FOUL MANHOLES
  - INDICATES EXISTING MANHOLES
  - INDICATES NEW FW PIPE RUNS
  - INDICATES NEW SW PIPE RUNS

# FINAL CONSTRUCTION ISSUE

P	04.02.22	FINAL CONSTRUCTION ISSUE
N	31.08.21	Site layout / site road updated
M	03.08.21	Minor revs to schedules
L	29.07.21	MH FP1.23 added + inverts updated
K	19.07.21	RWP's updated
J	18.06.21	FP1.9-16 IL's raised to avoid extg Pump main
H	11.06.21	Unit 2 Loading door + condenser position updated, drainage revised to suit.
G	07.06.21	Extg FW pumped main shown
F	04.05.21	Minor Revs
E	30.04.21	Updated to latest Services / Boundary Plan
D	04.12.20	TENDER ISSUE
C	23.10.20	Updated to latest Architects Plan
Rev	Date	Revision Description

## Revision Schedule

**Catalyst Bicester**  
**Wendlebury Road**

Client:

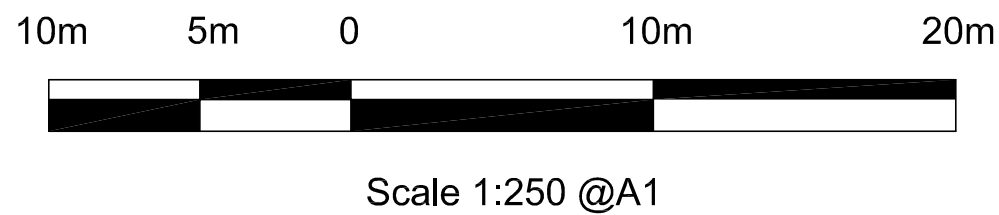
# Albion Land Plc.

# PHASE I - PACKAGE 3

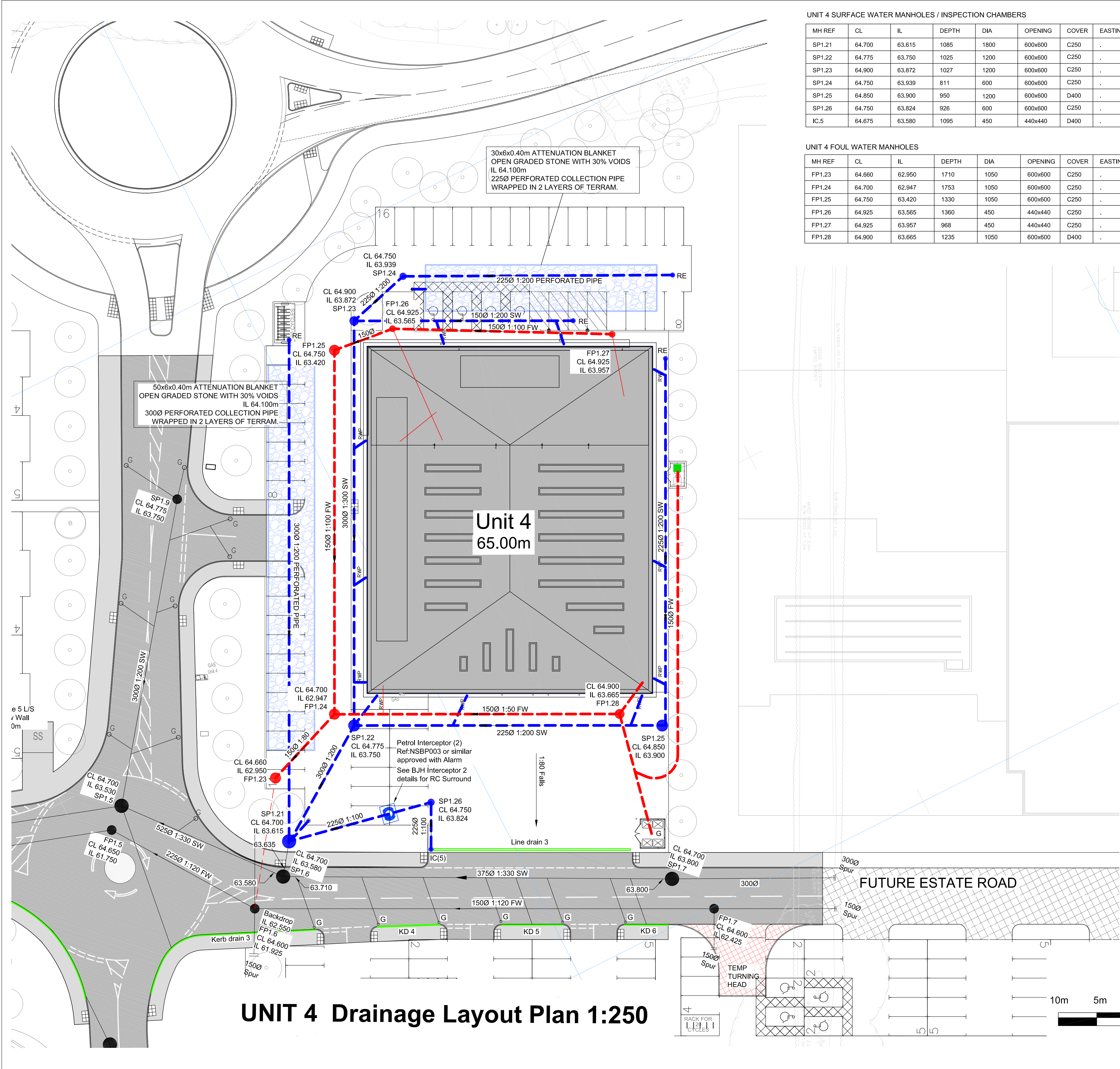
## UNITS 1-3 DRAINAGE PLAN

**BAILEY JOHNSON HAYES**  
Consulting Engineers

ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL		<b>S1358-PH1-11P</b>
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW		
Scale	1:250 @A1	
Date	28.07.20	
Drawn	JNG	







UNIT 4 SURFACE WATER MANHOLES / INSPECTION CHAMBERS

MH REF	CL	IL	DEPTH	DIA	OPENING	COVER	EASTING	NORTHING	COMMENTS
SP1.21	64.700	63.615	1085	1800	600x600	C250	.	.	500mm Silt Trap
SP1.22	64.775	63.750	1025	1200	600x600	C250	.	.	.
SP1.23	64.900	63.872	1027	1200	600x600	C250	.	.	.
SP1.24	64.750	63.939	811	600	600x600	C250	.	.	600mm PPIC 150mm Concrete Surround
SP1.25	64.850	63.900	950	1200	600x600	D400	.	.	.
SP1.26	64.750	63.824	926	600	600x600	C250	.	.	600mm PPIC 150mm Concrete Surround
IC.5	64.675	63.580	1095	450	440x440	D400	.	.	ACO Qmax Access Chamber + slotted cover

UNIT 4 FOUL WATER MANHOLES

MH REF	CL	IL	DEPTH	DIA	OPENING	COVER	EASTING	NORTHING	COMMENTS
FP1.23	64.660	62.950	1710	1050	600x600	C250	.	.	.
FP1.24	64.700	62.947	1753	1050	600x600	C250	.	.	.
FP1.25	64.750	63.420	1330	1050	600x600	C250	.	.	.
FP1.26	64.925	63.565	1360	450	440x440	C250	.	.	450mm PPIC 150mm Concrete Surround
FP1.27	64.925	63.957	968	450	440x440	C250	.	.	.
FP1.28	64.900	63.665	1235	1050	600x600	D400	.	.	.

NOTES

DRAINAGE

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FINAL CONSTRUCTION ISSUE

K	04.02.22	FINAL CONSTRUCTION ISSUE
J	31.08.21	Site layout / Access road updated
H	03.08.21	Minor revs to schedule
G	29.07.21	Invert levels updated
F	19.07.21	RWP's updated
E	30.04.21	Updated to latest Services / Boundary Plan
D	04.12.20	TENDER ISSUE
C	23.10.20	UPDATED TO LATEST ARCHITECTS PLAN
B	29.09.20	PHASE 1 RMA1 APPLICATION
A	28.09.20	Updated to latest site plan
Rev	Date	Revision Description

Revision Schedule

Catalyst Bicester  
Wendlebury Road

Client:

**Albion Land Plc.**

PHASE I - PACKAGE 3  
UNIT 4 DRAINAGE LAYOUT PLAN

**BAILEY JOHNSON HAYES**  
Consulting Engineers

ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL  
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

Scale 1:250 @A1  
Date 28.07.20  
Drawn JNG

**S1358-PH1-13K**



