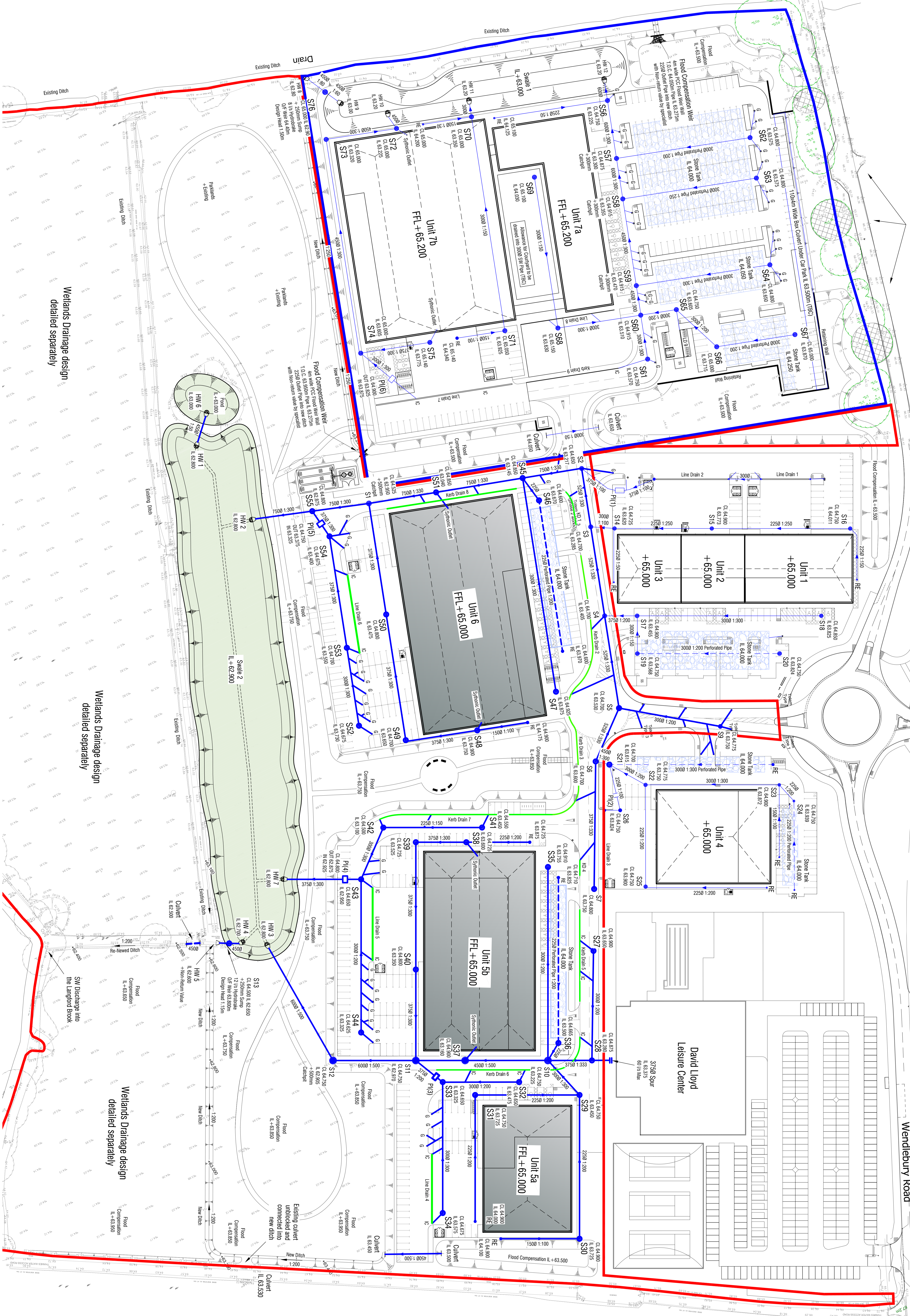


Trees highlighted in grey hatch have either failed or are recommended for removal and root protection not required



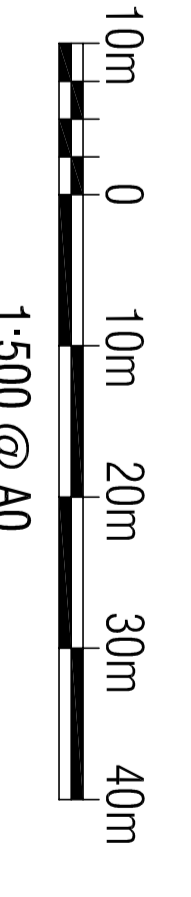
Application Boundary
Other Land in Control of the Applicant

Wetlands Drainage design detailed separately

Wetlands Drainage design detailed separately

Wetlands Drainage design detailed separately

RM2 SW Drainage Layout 1:500



NOTE: ALL PHASE 1 WORKS (WHICH INCLUDE MANHOLES S1-S26) HAVE BEEN CONSTRUCTED AS SHOWN

NOTE: DRAINAGE IS A MIXTURE OF INVERT & SOFFIT MANHOLE DESIGN. SEE B4H MANHOLE DETAILS FOR SPECIFIC PIPE INLET/OUTLET LEVELS

NOTE: ALL PERMEABLE PAVING SURGRADE DESIGN & COLLECTOR PIPE LOCATIONS TO BE CONFIRMED

NOTE: ALL RWP PIPE POSITIONS TO BE AGREED WITH THE ARCHITECT

NOTE: DAVID LLOYD SITE DRAINAGE DESIGNED BY OTHERS. STORAGE VOLUME TO BE PROVIDED TO SUIT MAXIMUM 80 L/SEC OUTLET

NOTES

DRAINAGE

- 1 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS & ENGINEERS DRAWINGS & SPECIFICATIONS
- 2 BRANDS TO BE HERMOUTH SUPERSTONE OR MAXIATOR TO BS 582: TABLE 4 OR TO BS 583: 1998
- 3 ALL TRENCHES WITHIN TRAFFICKED AREAS TO BE BACKFILLED WITH 75MM DOWNGRADED STONE FILL, PAVED & COMPACTED IN LAYERS OF 150MM. ALL PIPES IN ROADWAYS & PARKING AREAS TO BE PROVIDED WITH 300MM CENTRES
- 4 MANHOLES TO BE CONSTRUCTED OF PRECAST CONCRETE RINGS TO BS 591: PART 1. RINGS TO BE BEDDED IN SEALANT STRIPS
- 5 MANHOLES BENEATH ROADS & PARKING AREAS TO BE COVERED IN 150MM CONCRETE SURROUND. PROVIDE FLEXIBLE JOINTS AT 300MM CENTRES
- 6 ALL CONNECTIONS TO RAIN WATER PIPES TO BE PROVIDED WITH ROOFING ACCESS
- 7 ROAD GULLIES TO BE HERMOUTH ROAD GULLIES REFER 213 WITH 150MM DIAMETER OUTLET OR SIMILAR MINIMUM CONCRETE
- 8 DRAWINGS TO BE ISSUED TO EA & LOCAL AUTHORITY WELL IN ADVANCE OF COMMENCEMENT OF DRAINAGE WORKS
- 9 EXISTING MANHOLES IN ROADS TO HAVE INVERT LEVELS CONFIRMED PRIOR TO DRAINAGE
- 10 ROADS TO BE RESTORATED TO STANDARD REQUESTED BY LOCAL AUTHORITY WHERE DRAINAGE CROSSES
- 11 ALL PIPE RUNS WITHIN FLOOD COMPENSATION ZONES TO HAVE A MINIMUM COVER OF 600MM. TEMPORARY PROTECTION OF PIPES TO BE PROVIDED DURING CONSTRUCTION FOR LARGE VEHICLES TRACKING OVER USING CONCRETE TO CLASS 5/8 (NORMAL ST 20X) USING APPROVED CONCRETE TO CLASS DS4 (SPRCHM)

KEY:

● INDICATES GULLIES

○ INDICATES SURFACE WATER MANHOLES

— INDICATES LINEAR DRAINAGE CHANNELS

□ INDICATES EXISTING MANHOLES

— INDICATES NEW PIPE RUNS

— ALL PIPES CONNECTED DIRECTLY INTO GULLIES TO BE 150MM DIAMETER

RM2

TOWN PLANNING

Rev	Date	Revised/Description



Catalyst Bicester
Wendlebury Road, Bicester

RM2 APPLICATION
SW Drainage Layout

BAILEY JOHNSON HAYES
Consulting Engineers
57 ALBION, Salford & Farnham Roads, 63 Cambridge Rd, ALBANY, WARRINGHAM, NORTH EAST LINCOLN
MANCHESTER, CHESHIRE, WARRINGHAM, SOUTH EAST LINCOLN
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