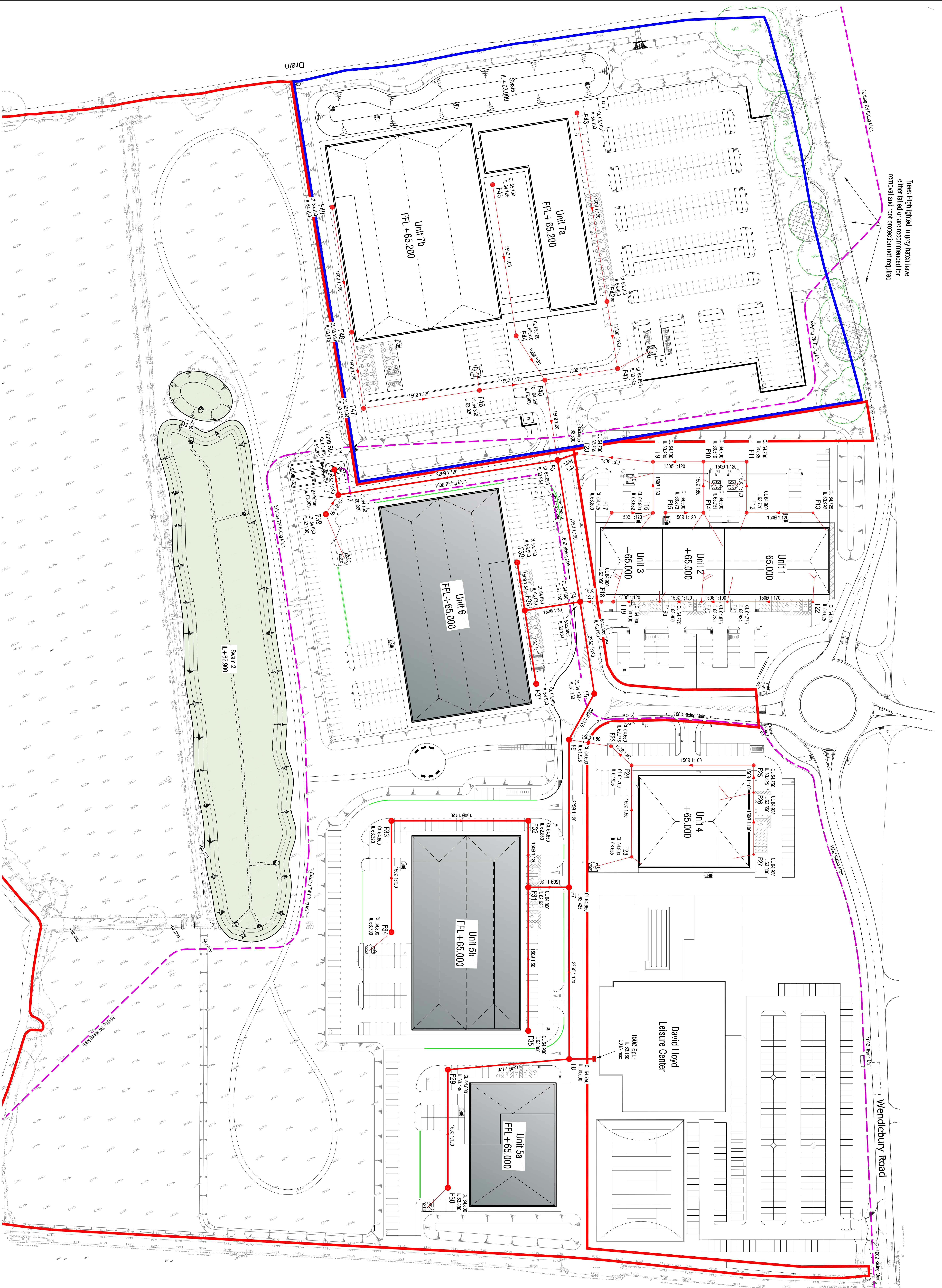


Trees Highlighted in grey hatch have either fallen or are recommended for removal and root protection not required



NOTE: ALL FOUL MANHOLES, GRAVITY PIPEWORK, PUMP STATION, PUMPING EQUIPMENT AND RISING MAIN PIPE TO BE CONSTRUCTED TO ADAPTABLE STANDARDS AS DESCRIBED IN SFA 8TH EDITION AND LOCAL GUIDANCE

NOTE: FOUL DRAINAGE SYSTEM TO BE PRIVATELY OWNED. ALL FUTURE MAINTENANCE AND MANAGEMENT IS TO BE BY A DEVELOPER ALLOCATED MANAGEMENT COMPANY/ AGENT

NOTE: ALL SYPSTUB POSITIONS TO BE AGREED WITH ARCHITECT

NOTE: DAVID LLOYD SITE DRAINAGE DESIGNED BY OTHERS. STORAGE VOLUME TO BE PROVIDED TO SUIT MAXIMUM 20 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 HERMORTH SUPERSENE OR NAVTOR TO BE SET TABLE 4 OR 10 (SFA 8TH EDITION) APPENDIX D.
- 3 ALL TRENCHES WITHIN TRAFFICKED AREAS TO BE BACKFILLED WITH 75MM DOWNGRADED STONE FILL, ALL PIPES IN ROADWAYS & PARKING LESS THAN 150MM TO BE 150MM CONCRETE SURROUND. PROVIDE FLEXIBLE JOINTS AT 300MM CENTRES.
- 4 MANHOLES TO BE CONSTRUCTED OF PRECAST CONCRETE RINGS TO BS EN 124-1. RINGS TO BE BEDDED IN SLOANT STRIPS.
- 5 MANHOLES BENEATH ROADS & PARKING AREAS TO BE CASED IN 150MM CONCRETE SURROUND.
- 6 ALL CONNECTIONS TO RAIN WATER PIPES TO BE PROVIDED WITH ROOFING ACCESS.
- 7 ROAD GULLIES TO BE HERMORTH 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 LEVELS CONFIRMED PRIOR TO DRAINAGE.
- 9 EXISTING MANHOLES IN ROADS TO HAVE INVERT LEVELS CONFIRMED PRIOR TO DRAINAGE.
- 10 ROADS TO BE REINSTATED TO STANDARD REQUESTED BY LOCAL AUTHORITY WHERE DRAINAGE CROSSES.
- 11 ALL PIPES 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 DS1 (NORMAL ST2 MAX) USING APPROVED CONCRETE TO CLASS DS4 (SPRCKM).
- 12 ALL SURFACE WATER DRAINAGE TO BE CONSTRUCTED USING APPROVED CONCRETE TO CLASS DS4 (SPRCKM).

**KEY:**

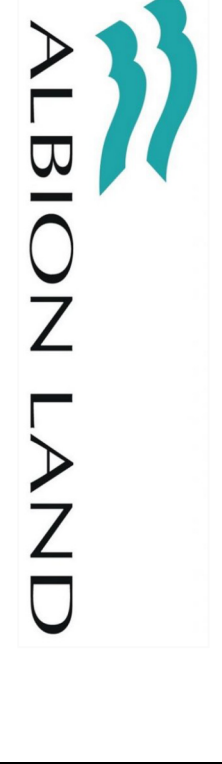
- INDICATES SURFACE WATER MANHOLES
- INDICATES EXISTING MANHOLES
- INDICATES NEW PIPE MANH
- ALL PIPES CONNECTED DIRECTLY INTO GULLIES TO BE 100MM DIAMETER

**RM2**

**TOWN PLANNING**

Rev	Date	Revision Description

Project Title  
Catalyst Bicester  
Wendlebury Road, Bicester



Drawing Title  
RM2 APPLICATION  
FW Drainage Layout

**BAILEY JOHNSON HAYES**  
Consulting Engineers  
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Email: 13500@AJH  
Drawn: JNG  
Date: 11.03.22  
Drawing Number: S1358-Ext-69

**RM2 FW Drainage Layout 1:500**

Application Boundary  
Other Land In Control of the Applicant