



Appendix E - Drainage Layout



Approximate route of existing Ø150mm foul sewer

Foul water gravity connection subject to a Section 106 consent from Thames Water

TW manhole REF: 4801
CL=94.27m
IL=92.47m

Rising main route in applicant's land. The route of a cross-country rising main should be marked at every field boundary and, where practicable, at every change of direction by approved concrete marker posts. The words "PUMPED SEWER" and the depth to the top of the pipe in metres should be indelibly marked on the marker post.
Non-degradable marker tape should be laid 300 mm above the top of the pipe. For a non-metal main, the marker tape should incorporate a trace wire brought to the surface at a marker post every 1000 m (approximately) and connected to terminals on the marker post.

Adoptable pumping station.
To serve up to 500 units. Must be designed by specialists together with the Sewerage undertaker, Thames Water.
Minimum storage = 500 x 160 = 80,000 litres

- NOTES**
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- Drainage Key**
- Sewers**
- Foul water drain (private/non adoptable)
 - Surface water drain (private/non adoptable)
 - Foul water sewer (Adoptable)
 - Highway drain (Adoptable)
 - Foul rising main
 - Existing foul water sewer (Adopted)
 - Existing surface water sewer (Adopted)



- Chamber Key**
- FW/SW**
- Mini access chamber (mac) - 300mmØ
 - PPIC - 475mmØ*
 - P.C.C. units/brick*
 - Adoptable demarcation manhole within 1m of boundary
 - Manhole
Depth: 1.25m to 1.5m*
Depth: 1.55m to 3.0m*

- * General note
(Refer to standard details & longitudinal sections for chamber sizes. Size may need to increase dependant on number of incoming pipes/size of incoming pipes)
- Surface water rodding eye
 - Rain water down pipe (roddable access)
 - Soil vent pipe/soil stack
 - Silt Trap (ST) with removable silt bucket
 - Manhole reference number
 - Road gully (trapped) D400
 - Cellular storage (refer to drawing for sizes)
 - Headwall
 - Finished Floor Level (FFL)
FFL xx.xx
 - Block paving - permeable
 - Residential catchment area. To discharge at source via cellular soakaways
 - Road area that conveyed into infiltration basins
 - Road areas that discharge runoff at source using swales
 - Infiltration basins and swales

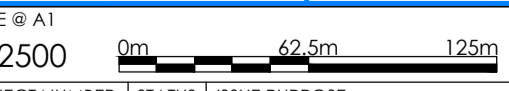
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|-------------------|-------|-------|--|------------|
| P02 | NJ | MBD | Amended with latest architectural layout | 20/05/22 |
| P01 | NJ | MBD | Initial issue | 29/04/22 |
| REV | DRAWN | CHECK | REVISION COMMENTS | ISSUE DATE |
| DRAWING TITLE | | | | SHEET NO. |
| Drainage Strategy | | | | 1/1 |

PROJECT
Land East of Park View
Woodstock
Oxon

CLIENT

SCALE @ A1
1:2500

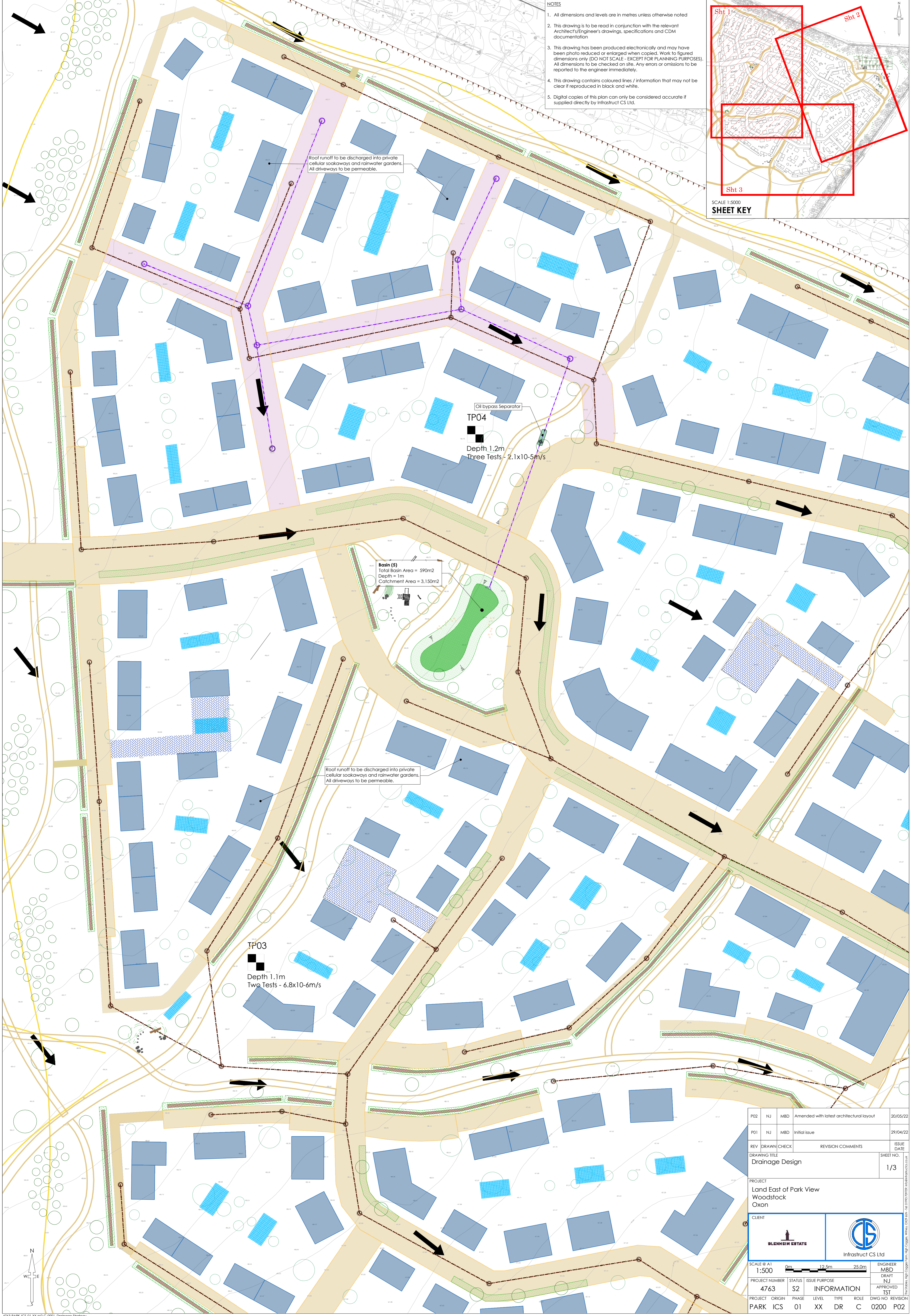
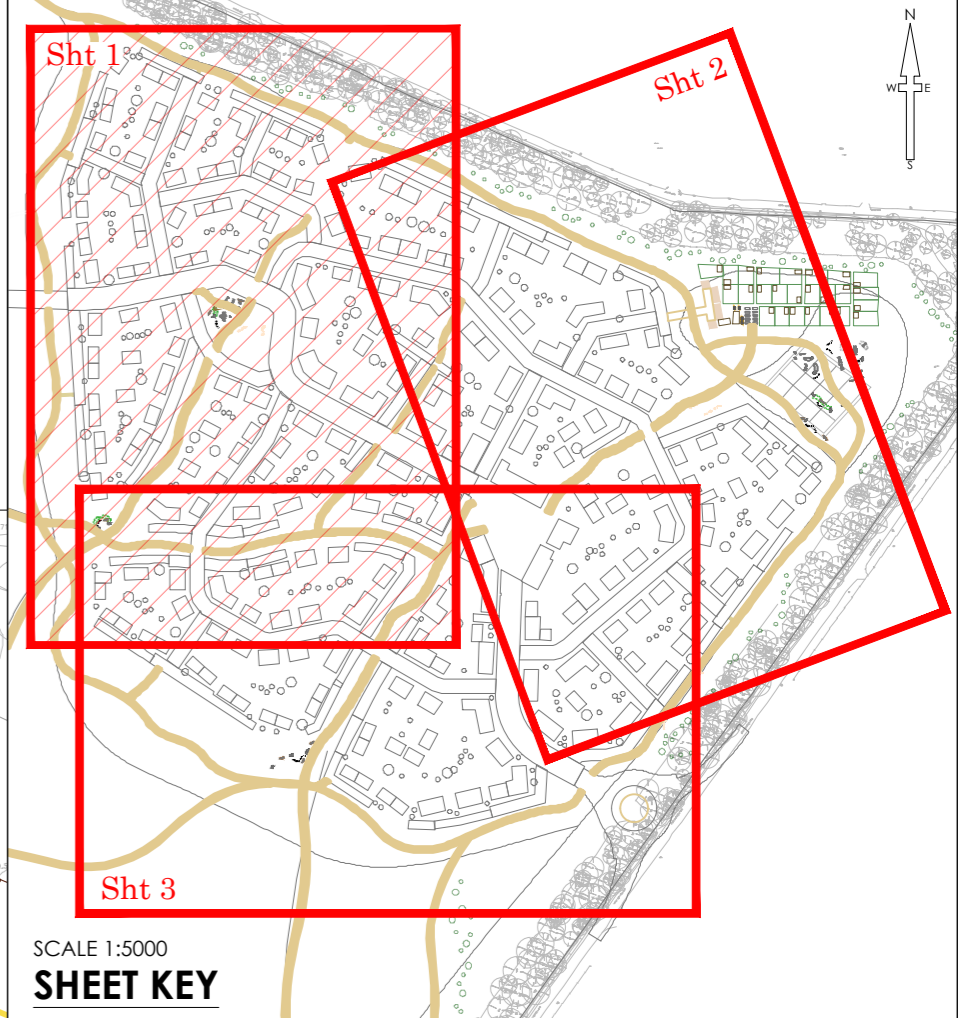


PROJECT NUMBER: 4763
STATUS: S2
ISSUE PURPOSE: INFORMATION

ENGINEER: MBD
DRAFT: NJ
APPROVED: TST

| | | | | | | | |
|---------|--------|-------|-------|------|------|------|----------|
| PROJECT | ORIGIN | PHASE | LEVEL | TYPE | ROLE | NO. | REVISION |
| PARK | ICS | 01 | XX | DR | C | 0205 | P02 |

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| P02 | NJ | MBD | Amended with latest architectural layout | 20/05/22 |
| P01 | NJ | MBD | Initial issue | 29/04/22 |
| REV | DRAWN | CHECK | REVISION COMMENTS | ISSUE DATE |
| DRAWING TITLE Drainage Design | | | | SHEET NO. 1/3 |

PROJECT
Land East of Park View
Woodstock
Oxon

CLIENT
BLENHEIM ESTATE

ENGINEER
MBD
DRAFT
NJ

APPROVED
TST

PROJECT ORIGIN PHASE LEVEL TYPE ROLE DWG-NO REVISION
PARK ICS 01 XX DR C 0200 P02

SCALE @ A1
1:500

0m 12.5m 25.0m

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BURIED UTILITIES RISK NOTE

- Buried utilities are present on and in the vicinity of the site.
- The Contractor must satisfy themselves that they have seen utility returns for the area and that appropriate Risk Assessment Method Statement (RAMS) are in place and implemented to ensure that buried and/or overhead services are located prior to any works taking place.
- Any RAMS shall address safe procedures for protection and working in the proximity of services.

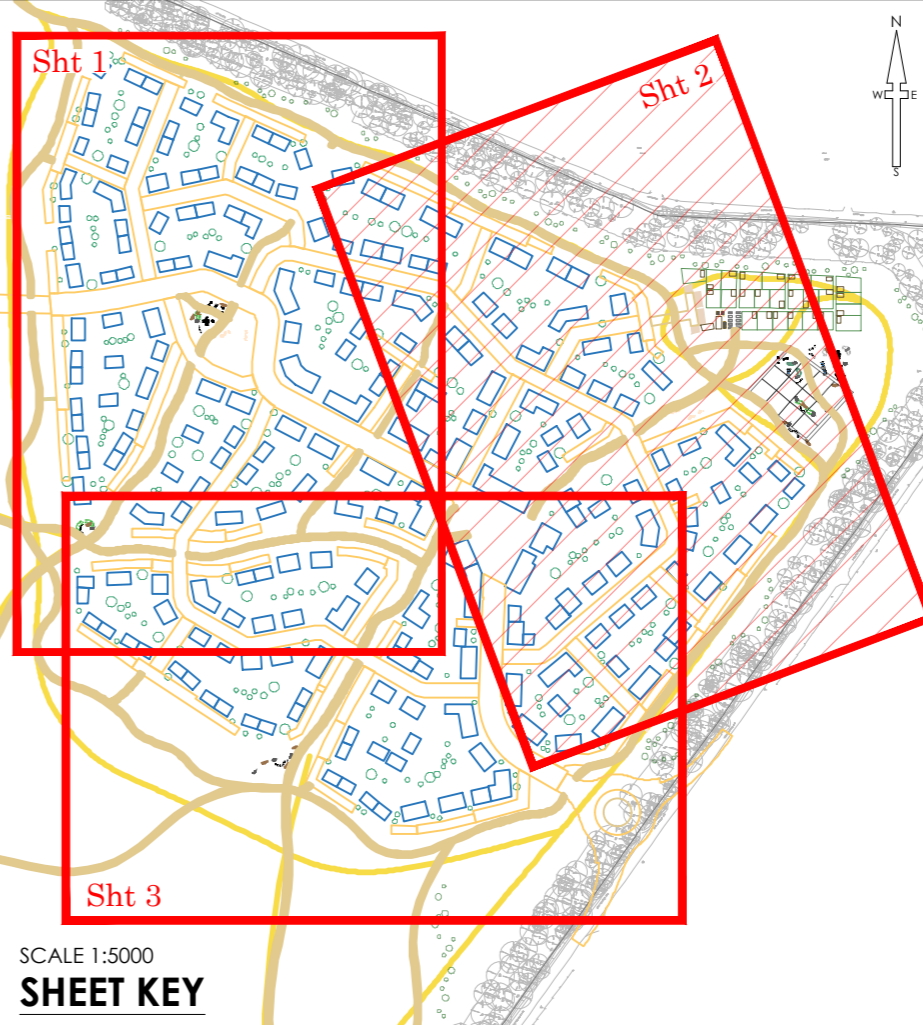
Construction Note

It is essential that new drainage associated with the development is laid from the outfall(s) into the site. This is essential to avoid unforeseen obstructions where encountered (such as services). If the drainage is laid from the site out to the outfall it can result in significant abortive works to relay and overcome such obstructions.

Location of Public Sewers have been taken from record drawings which should be fully substantiated by the contractor prior to commencing works on site

All manholes covers located within carriageways shall have no slip covers to prevent motorcycles/cycles losing control

Manhole schedules - Invert level shown related to the deepest pipe within the chamber



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Drainage Key

Sewers

- Foul water drain (private/non adoptable)
- Surface water drain (private/non adoptable)
- Foul water sewer (Adoptable)
- Highway drain (Adoptable)
- Foul rising main
- Existing foul water sewer (Adopted)
- Existing surface water sewer (Adopted)

Chamber Key

FW/SW

- Mini access chamber (mac) - 300mmØ
- PPIC - 475mmØ*
- P.C.C. units/brick*
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* General note (Refer to standard details & longitudinal sections for chamber sizes. Size may need to increase dependant on number of incoming pipes/size of incoming pipes)

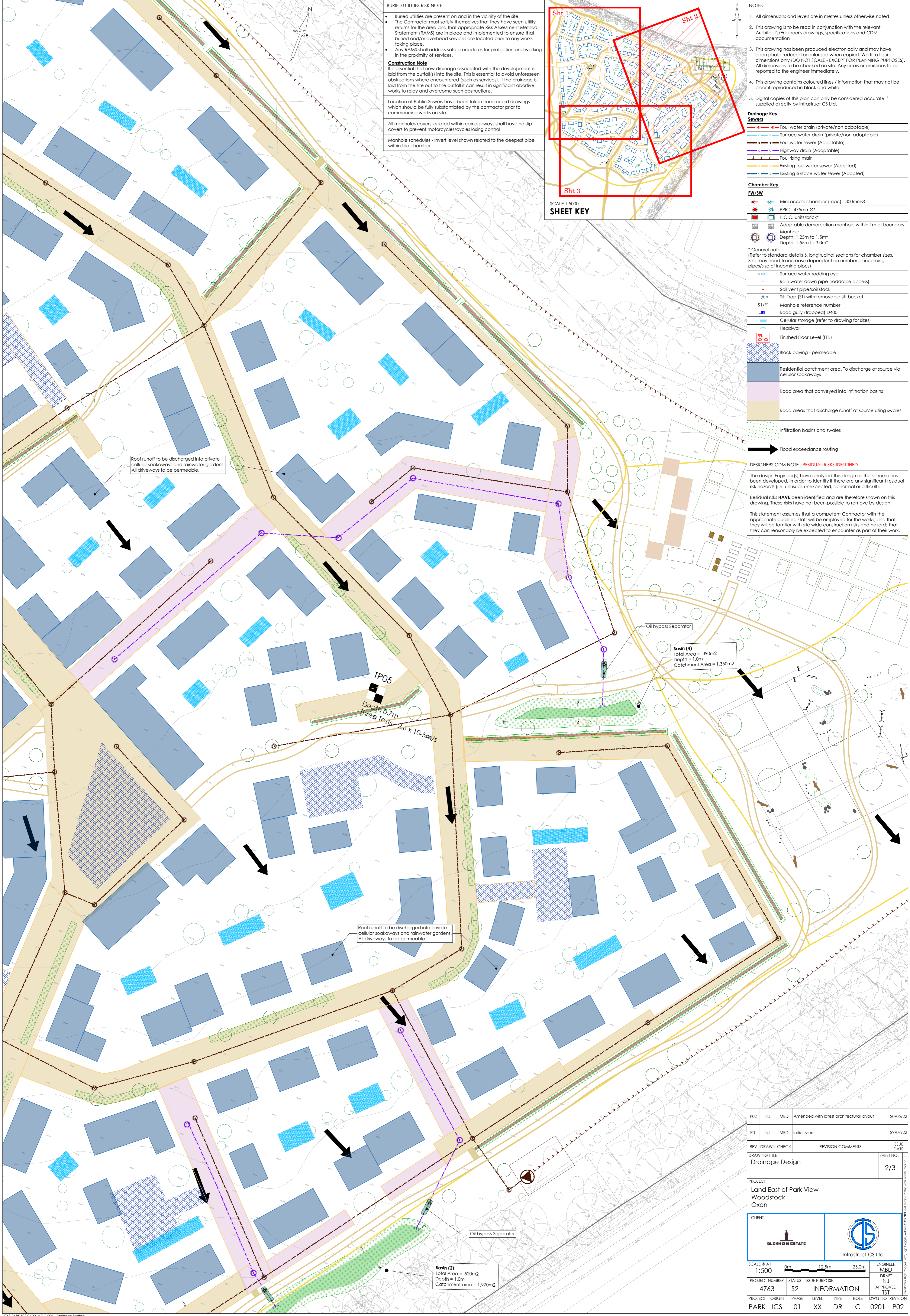
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- Finished Floor Level (FFL)
- Block paving - permeable
- Residential catchment area. To discharge at source via cellular soakaways
- Road area that conveyed into infiltration basins
- Road areas that discharge runoff at source using swales
- Infiltration basins and swales
- Flood exceedance routing

DESIGNERS CDM NOTE - RESIDUAL RISKS IDENTIFIED

The design Engineer(s) have analysed this design as the scheme has been developed, in order to identify if there are any significant residual risk hazards (i.e. unusual, unexpected, abnormal or difficult).

Residual risks **HAVE** been identified and are therefore shown on this drawing. These risks have not been possible to remove by design.

This statement assumes that a competent Contractor with the appropriate qualified staff will be employed for the works, and that they will be familiar with site wide construction risks and hazards that they can reasonably be expected to encounter as part of their work.



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|--|-------|-------|--|------------------|
| PO2 | NJ | MBD | Amended with latest architectural layout | 20/05/22 |
| PO1 | NJ | MBD | Initial issue | 29/04/22 |
| REV | DRAWN | CHECK | REVISION COMMENTS | ISSUE DATE |
| DRAWING TITLE Drainage Design | | | | SHEET NO. 2/3 |
| PROJECT Land East of Park View Woodstock Oxon | | | | |
| CLIENT BLenheim ESTATE Infrastruct CS Ltd | | | | |
| SCALE @ A1 1:500 | | | | |
| PROJECT NUMBER 4763 | | | | |
| STATUS S2 | | | | |
| ISSUE PURPOSE INFORMATION | | | | |
| PROJECT ORIGIN PARK | | | | |
| PHASE ICS | | | | |
| LEVEL 01 | | | | |
| TYPE XX | | | | |
| ROLE DR | | | | |
| DWG-NO C | | | | |
| REVISION 0201 | | | | |
| PO2 | | | | |