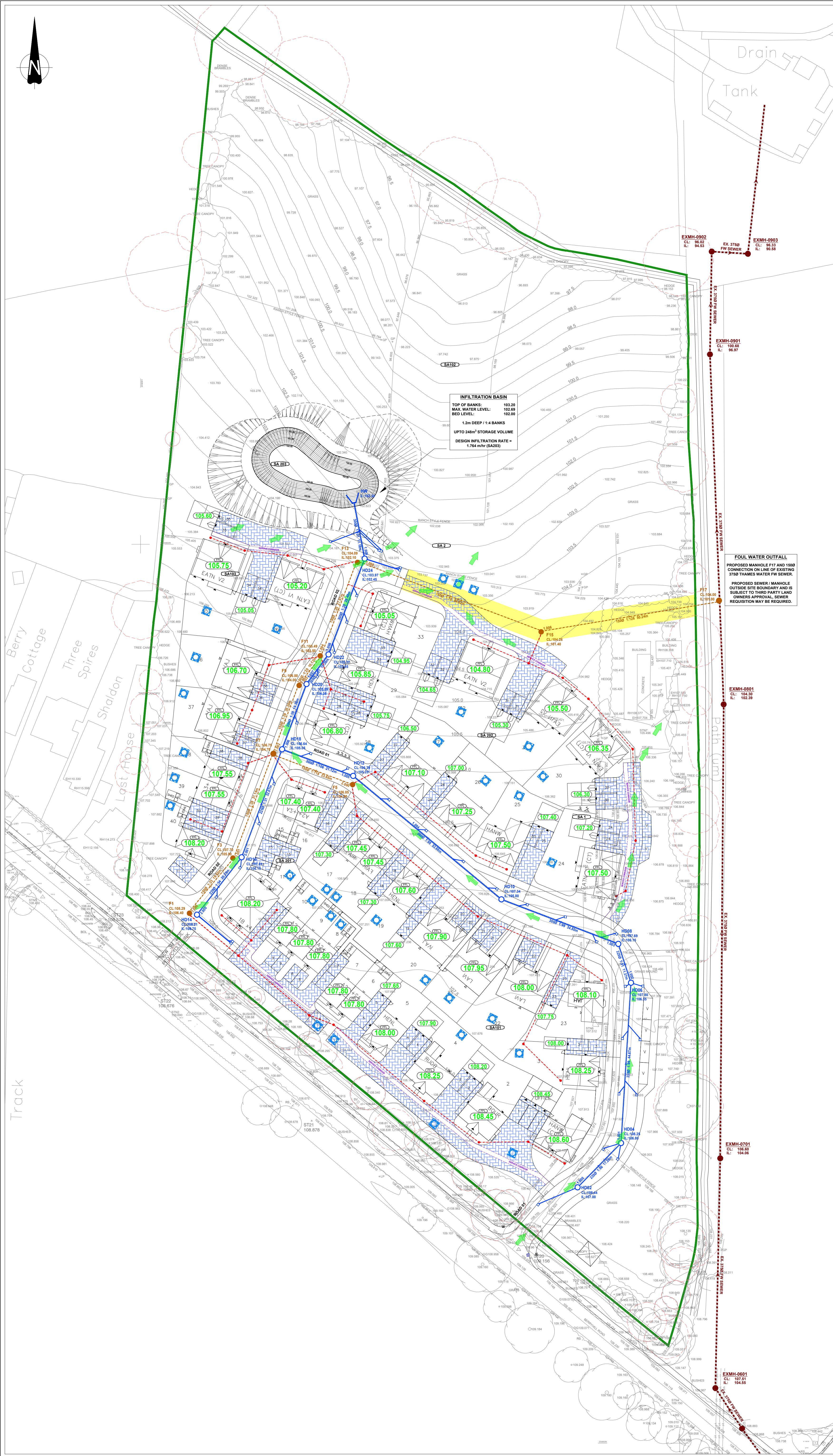




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GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.
- Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

DRAINAGE STRATEGY NOTES

- Proposed drainage, SuDS features and levels subject to detailed design.
- Sewer easements shown are indicative and subject to change following technical review from relevant drainage and/or highway authorities.
- Proposed finished floor levels subject to change by 300mm.
- Drainage strategy illustrated is based on the "Preliminary SW Drainage Layout" (30394/1) by "Ironsides/Farrar" dated October 2019 with minor amendments to suit the current planning layout.
- Proposed Foul Water outfall is subject to third party land owners permission. S98 Sewer Requisition may be required.
- All proposed soakaways, including permeable paving, will require in-situ percolation testing to BRE 365 prior to detailed design to confirm indicative soakaway design.

Drainage Strategy Legend

General

- Site Boundary
- Proposed Finished Floor Level
- Sewer Easement
- Flood Exceedance Routing Arrow
- Soakaway Test Location & Reference

Proposed Adoptable Drainage

- S38 Highway Drainage
- S38 Highway Drainage MH Reference
- S38 Highway Gully & Connection
- S104 FW Sewer & MH
- S104 FW MH Reference

Proposed Private Drainage

- Permeable Paving with Porous Sub-Base
- Proposed Plot Soakaway
- SW Plot Drainage
- FW Plot Drainage

Existing Drainage

- Existing FW Sewer & MH
- Existing FW MH Reference

B	Updated to suit site re-plan.	26/08/2022	CS
	Drainage strategy updated to reflect revised planning layout. Proposed basin and swale moved north to tie-in with revised highway layout and amended levels around plots 28-33. HD20 > HW05 & F17 > F21 amended. Porous paving removed from future S104 sewer easement and double gully to swale added.	21/03/2022	OB
A	First Issue	21/02/2022	OB
Rev.	Description	Date	By
Drawing Status			
PLANNING			
Please note while these drawings may be used for tender purposes, drawings are subject to detailed design and planning approval as part of ongoing consultations and design checks. Amendments may therefore be requested.			
Client			
HAYFIELD			
Project			
Berry Hill Road, Adderbury Oxfordshire			
Title			
Proposed Drainage Strategy Plan			
BANNERS GATE			
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES 10-11 Birmingham Street, Halesowen, West Midlands B63 3HN Tel: 0121 687 1500 Fax: 0121 687 1601 E-mail: mail@bannersgate.com			
Scale	A1 @ 1:500	Drawn	OB
Date	February 2022	Checked	
File	22021 / dwgs / civils / current / planning	Drawing	22021-BGC-D / PL01 B