



KEY

- ADOPTABLE FOUL SEWER AND MANHOLE
- ADOPTABLE SURFACE WATER SEWER AND MANHOLE
- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER
- HIGHWAY GULLY AND CONNECTION
- PRIVATE FOUL INSPECTION CHAMBER <3.0m DEEP WITH RESTRICTED ACCESS DEPTHS OVER 1.2m, AND ADOPTED SEWER
- FOUL SHALLOW ACCESS CHAMBER <0.6m DEEP
- PRIVATE SURFACE WATER INSPECTION CHAMBER <3.0m DEEP WITH RESTRICTED ACCESS DEPTHS OVER 1.2m
- PRIVATE SURFACE WATER RODDING EYE
- RAINWATER DOWNPIPE AND 100/150Ø DRAIN
- INTERNAL FOUL CONNECTION POINT AND 100Ø DRAIN
- AREA OF PERMEABLE PAVING

- NOTES**
1. ALL WORKS FOR ADOPTION UNDER A SECTION 38 AGREEMENT SHALL BE CARRIED OUT TO THE OXFORDSHIRE COUNTY COUNCIL SPECIFICATION FOR ROAD CONSTRUCTION IN RESIDENTIAL AREAS AND TO THE APPROVAL OF THE AREA HIGHWAY AUTHORITY.
 2. ALL WORKS FOR ADOPTION UNDER A SECTION 104 AGREEMENT ALL SHALL BE IN ACCORDANCE WITH SEWERAGE SECTOR GUIDANCE - APPENDIX C, "DESIGN AND CONSTRUCTION GUIDANCE FOR FOUL AND SURFACE WATER SEWERS" VERSION 2 MARCH 2020
 3. STREETLIGHTING POSITIONS TO BE PEGGED ON SITE AND AGREED BY THE LOCAL AUTHORITY PRIOR TO ERECTION COMMENCING.
 4. ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8301 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.
 5. THE CONTRACTOR IS TO CHECK THE LEVEL OF EXISTING SEWERS BEING USED AS OUTFALLS OR CROSSING PROPOSED DRAINAGE RUNS PRIOR TO LAYING ANY PIPES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
 6. PRIVATE HOUSE DRAINAGE WILL BE FLEXIBLY JOINTED PLASTIC OR CLAY PIPEWORK. DIAMETER 100mm UNLESS SHOWN OTHERWISE.
 7. ALL CONNECTIONS FOR HOUSE DRAINAGE SHALL BE 100mm DIA. FOUL & 150mm DIA. SURFACE WATER UNLESS NOTED OTHERWISE AND MUST EXTEND 500mm BEHIND THE BACK OF FOOTWAY/HOMEZONE ROAD. ALL CONNECTIONS WHEN LAID SHALL BE PLUGGED, PROTECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE.
 8. FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 900mm IN VEHICULAR AREAS OR 600mm IN OTHER AREAS PROTECTION IN THE FORM OF A 100mm THICK CONCRETE PAD SHALL BE PROVIDED OVER THE PIPE GRANULAR SURROUND.
 9. WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS LINTELS ARE TO BE PROVIDED OVER. UNDER BUILDINGS PIPES SHALL BE SURROUNDED WITH 150mm THICKNESS OF GRANULAR MATERIAL. WHERE DRAINS PASS WITHIN 1M OF BUILDINGS THE WALL FOUNDATION SHALL BE TAKEN DOWN BELOW THE INVERT OF THE PIPE.
 10. WHERE DRAINS DO NOT EXCEED 600mm DEEP, PLASTIC OR CLAY ACCESS FITTINGS MINIMUM DIAMETER 225mm SHALL BE USED. ELSEWHERE PROPRIETARY PLASTIC OR PRECAST CONCRETE INSPECTION CHAMBERS SHALL BE USED. UNLESS SHOWN OTHERWISE FW INSPECTION CHAMBERS ARE TO BE 750mm BELOW DPC LEVEL AND SW CHAMBERS AND RODDING EYES TO BE 600mm BELOW DPC.
 11. ALL GULLIES AND RAINWATER DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE RODDABLE.
 12. DRAINAGE RUNS SHOULD BE LAID AT A MINIMUM OF 5.0M FROM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR FUTURE EXTENSIONS.
 13. ALL DRAINAGE SHALL BE LAID UPSTREAM AND EACH RUN BETWEEN MANHOLES SHALL BE LAID COMPLETE PRIOR TO BACKFILLING. WHERE THIS IS NOT PRACTICAL TRIAL HOLES OR OTHER MEANS OF IDENTIFYING THE LINE AND LEVEL OF SERVICES SHALL BE CARRIED OUT PRIOR TO WORKS COMMENCING.
 14. ALL BRANCH DRAINS, OR CONNECTIONS, ARE TO DISCHARGE TO THE COLLECTORS OBLIQUELY, AND IN THE DIRECTION OF THE MAIN FLOW.

P3	Minor amendments to planning layout	SR	04.05.22
P2	Updated to latest planning layout	SR	21.04.22
P1	First Issue	PG	26.01.22
REV:	DESCRIPTION:	BY:	DATE:

STATUS: **PLANNING**

EXPEDITE

Exeter
The Design Studio
Dean Clarke House
Southernhay East
Exeter
EX1 1AP
T: 01392 691 631
www.expediteps.com

CLIENT: **BURRINGTON HOMES (MIDLANDS)**

SITE: **LAND AT HEMPTON ROAD DEDDINGTON - PHASE 2**

TITLE: **DRAINAGE LAYOUT**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:250	JAN 2022	SR	KSR
PROJECT NO:	DRAWING NO:	REVISION:	
ES20.020	03.01	P3	

SURFACE WATER INFILTRATION BASIN

BED LEVEL	134.850m AOD
BANK LEVEL	136.500m AOD
MAX. ATTENUATED WATER LEVEL	135.929m AOD
MAX. ATTENUATED VOLUME	180.300m³
MAX. VOL. AVAILABLE 300mm FREEBOARD	238.300m³
SIDE SLOPES	1:4
DESIGN INFILTRATION RATE	2.797m/hr
SAFETY FACTOR	2.0