A0

DRAINAGE NOTES

1. This drawing is to be read in conjunction with all relevant Architects and Bailey Johnson Hayes drawings and specifications.
2. Do not scale. Work only to figured dimensions.
3. All dimensions and condition of existing drainage to have invert levels confirmed on site prior to commencement of work.
4. Proposed Site and Finishes Plan from Cornish Architects:- Drawing Ref: 22011 - TP - 001 - E
   Topographical Survey by MK Surveys Limited: Drawing Ref: 25646 (Rev 1) - Topographical Survey
5. All works to Adopted Sewers to be carried out in accordance with the requirements of Sewers for Adoption in the Sewerage Sector Guidance v2.2 (2022) and the Adopting authority requirements.
6. All private drainage is to be constructed in accordance with the Building Regulations as current at construction.
7. Drains to be 'Hepworth Supersleeve' or similar approved Laid in Class S Bedding to BS 882 1983: Table 4, or to BS 8301 1985: Appendix D. 450mm Diameter Drains and above are to be Hepworth Concrete Pipes Class H or similar approved drains within the site may be different main accordance with Sewerage Sector Guidance v2.2 (2022).
8. All trenches within trafficked areas to be backfilled with 75mm down graded stone fill, placed and compacted in 150mm layers. All pipes in Roadways / Parking, less than 900mm deep to pipe crown to be encased in concrete and flexible joints provided at 3000mm centres.
9. All drains to have Class S granular bed and surround, except where:
   a) Cover beneath roads or hardstanding is less than 900mm to Pipe Crown or,
   b) Cover beneath landscaping is less than 600mm in which case Class Z bed/surround is required.
10. All Manholes greater than 1m to soffit to be constructed in Precast Concrete Rings to BS 5911: Part 1. Rings to be bedded in sealant strips unless otherwise noted in Manhole Schedule.
11. Manholes in footpaths or landscaped areas to be backfilled with 40mm down graded stone fill, compacted in layers not exceeding 150mm thick. All manholes beneath roads and parking areas to be cased in minimum 150mm concrete surround.
12. All connections to rain water pipes to be provided with Rodding access.
13. All road gullies to be Hepworth Road Gullies, Ref 214 RGR4 with 150mm diameter outlets or similar approved. Gullies to be encased in minimum 150mm concrete.
14. Drains under buildings and within 300mm of the underside of floor slab to be encased in 150mm concrete. Casing to incorporate flexible fibre board joints at spacing's as recommended by the pipe manufacturer. Drains under buildings
15. Architect is to provide final rain water pipe positions for construction.
16. All Pipes to enter manhole with Soffits Level unless otherwise stated. See manhole details drawings for further clarity of connections.

LEGEND

- INDICATES FW BIN STORE GULLIES
- INDICATES FOUL WATER MANHOLES
- INDICATES NEW PIPE RUNS
- INDICATES CATALYST RISING MAIN
- INDICATES TW ADOPTED RISING MAIN

ALL PIPES CONNECTED DIRECTY INTO GULLIES TO BE 150MM DIAMETER

SCALE

10m 5m 0 10m 20m 30m

Scale 1:500 @A0

ADDITIONAL NOTES

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

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

NOTE: DAVID LLOYD FW DRAINAGE DESIGNED AND CONSTRUCTED BY OTHERS. RESTRICTED TO 20 L/S INTO CATALYST BICESTER SW SCHEME

TOWN PLANNING

Rev	Date	Revision Description
A	30.01.23	Minor Revs to LLFA comments

Revision Schedule

Project Title
Catalyst Bicester
Wendlebury Road, Bicester

Client
ALBION LAND

Drawing Title
PHASE 3
FW Drainage Layout

BAILEY JOHNSON HAYES
Consulting Engineers
ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

Scale	1:500 @A0
Date	08.12.22
Drawn	JNG

Drawing Number
S1358-PH3-03 A

Phase 3 FW Drainage Layout 1:500