



- GENERAL NOTES**
1. Do Not Scale.
  2. The contractor is to check and verify all buildings and site dimensions at levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
  3. Positions of existing services/utility undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
  4. This drawing is to be read in conjunction with and checked against all other drawings, Engineering Details, Specifications and any structural, geotechnical or other specialist documents provided.
  5. Any anomaly or contradiction between any of the above is to be reported to GreenSquare Accord.
  6. The drawing is schematic for clarity only, positions of pipes and manholes may vary due to site conditions.
- ROAD AND SEWER ADOPTION NOTES**
1. All works for adoption under a Section 26 agreement shall be carried out to the approval of Oxfordshire County Council.
  2. All works for adoption under a Section 104 agreement shall be carried out to the National Water Council guide 'Sewers for Adoption' 7th edition and Thames Water requirements.
  3. Streetlighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.
- DRAINAGE NOTES**
1. All private drainage shall be in accordance with BS8301 and relevant sections of Approved Document H1 of the Building Regulations.
  2. 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.
  3. Private house drainage will be flexible jointed plastic or clay sewer. Diameter 100mm unless shown otherwise.
  4. All connections for House Drainage shall be 100mm unless noted otherwise and must extend 500mm behind the back of footway/homeowner road. All connections where laid shall be plugged, protected as necessary and marked with a stake for future use.
  5. For private drains where cover to pipes is less than 600mm in vehicular areas or 800mm in other areas protection in the form of a 100mm thick concrete pad shall be provided over the pipe granular surround.
  6. Where pipes pass through screen walls, footings or retaining walls into areas to be provided over. Under buildings pipes shall be surrounded with 100mm thickness of granular material. Where drains pass within 1m of buildings the wall foundation shall be taken down below the invert of the pipe.
  7. Where drains do not exceed 600mm deep, plastic or clay access fittings minimum diameter 225mm shall be used. Elsewhere proprietary plastic or great concrete inspection chambers shall be used. Unless shown otherwise FW inspection chambers are to be 750mm below dpc level and SW chambers and rod eyes to be 600mm below dpc.
  8. All gullies and rainwater downpipes connected directly to drains are to be siltable.
  9. House levels shown are dpc and adjacent garage floors are to be 150mm lower unless shown otherwise. Levels at drainage access points are inverts.
  10. Drainage runs should be laid at a minimum of 5.0m from the rear of properties where protection is allowed for future extensions.
  11. 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.
  12. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.

**FOUL CONNECTION TO EXISTING ADOPTED SEWER VIA S106 NOTICE WITH THAMES WATER**

- LEGEND**
- Existing Foul Water Sewer
  - Adopted Foul Water Sewer (S104)
  - Foul Inspection Chamber (S104)
  - Foul Drain (1000 Unless shown otherwise)(S104)
  - Foul Drain (1000) & Invert level (S104)
  - Foul Access Chamber <0.6m Deep
  - Porous Paving (Adoptable under S18)
  - Drainage Service Strip (Impermeable Paving)
  - Impermeable no-dig footway construction (Adoptable under S18)
  - Street Lighting Column (Refer to Oxfordshire County Council's drawing No. A8480)
  - Building D.P.C. Level
  - Proposed Finished Ground Level
  - Additional Underbuild (below p.c. as shown)
  - Retaining Wall - (Height shows difference in levels finished level at bottom and top)
  - Steps (to be Part M Compliant)
  - Storm Inspection Chamber <3.0m Deep with Restricted Access Depth Over 1.2m
  - Storm Drain (1000 Unless Shown Otherwise)
  - Storm Drainage Reference & Invert Level
  - Rodding Eye
  - Distribution Tank
  - Porous Paving (Private Drive)
  - Porous Paving (Private Parking Bays)
  - Rumble Strip (Width Varies)

REV	DATE	BY	CHKD	DESCRIPTION
0	22/11/22	MF	SL	Created
1	20/12/22	MF	SL	Revise
2	20/12/22	MF	SL	Revise
3	11/02/23	MF	SL	Revise

**Green Square Accord**  
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**GreenSquare Oxford Road Bodicote**

**Engineering Layout**

Drawn	Check	Scale	Sheet
KF	SJD	1:250 @ A0	
Date	Issue	Drawn by	Rev
May-21	2192	100	D