



- GENERAL NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS APPROPRIATE.
 - ALL SETTING OUT COORDINATES AND LEVELS ARE BASED ON THE LOCAL GRID GPS DATUM AS INDICATED.
 - ALL SETTING OUT DETAILS SHALL BE VERIFIED ON SITE WITH THE ENGINEER. THE ENGINEER MAY REQUIRE MINOR AMENDMENT TO THE SETTING OUT AND/OR LEVEL DETAILS TO ENSURE PROPER FIT TO THE EXISTING CARRIAGEWAY AND/OR FOOTWAYS.
 - NO PRIVATE SURFACE WATER RUN OFF SHALL DISCHARGE ONTO THE PUBLIC HIGHWAY.
 - PRIVATE DRAINAGE AND EXTERNAL WORKS SHALL COMPLY WITH PART H OF THE BUILDING REGULATIONS AND ALL ASSOCIATED BRITISH STANDARDS (BSEN WHERE APPLICABLE) AND NHBC GUIDELINES.
 - ALL WORK WITHIN THE PUBLIC HIGHWAY WILL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATION OF OXFORDSHIRE COUNTY COUNCIL. NO WORK SHALL BE UNDERTAKEN WITHIN THE PUBLIC HIGHWAY UNTIL A LICENSE HAS BEEN ISSUED BY OXFORDSHIRE COUNTY COUNCIL.
 - ALL PROPOSED ADOPTABLE SEWERS (EXCLUDING HIGHWAY DRAINS) AND ALL WORKS TO THE EXISTING PUBLIC SEWERS SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE WATER AUTHORITIES ASSOCIATION SPECIFICATION 'SEWERS FOR ADOPTION' 7TH EDITION AND THE REQUIREMENTS OF THE WATER AUTHORITY.
 - ALL GULLIES, GULLY CONNECTIONS AND HIGHWAY DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF OXFORDSHIRE COUNTY COUNCIL HIGHWAY AUTHORITY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ANY EXISTING STATUTORY UTILITIES, ALONG WITH ANY ADOPTABLE AND PRIVATE DRAINAGE THAT MAY BE AFFECTED BY THE PROPOSED WORKS. IDENTIFICATION SHOULD BE CARRIED OUT BY MEANS OF EITHER A CAT SCAN OR HAND DUG TRIAL HOLES. ANY DAMAGE TO EXISTING PLANT OR EQUIPMENT SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
 - SITE CLEARANCE. EXISTING TREES, BUSHES AND SHRUBS SHALL ONLY BE REMOVED, INCLUDING GRUBBING UP OF ALL ROOTS, WITH THE PRIOR AGREEMENT OF THE ENGINEER. TRIMMING AND LOPPING OF EXISTING TREES SHALL ONLY BE CARRIED OUT BY AN EXPERIENCED TREE SURGEON AND APPROVED BY THE ENGINEER.
 - PRIOR TO COMMENCEMENT OF WORKS PLEASE REFER TO THE PRE-TENDER & CONSTRUCTION PHASE HEALTH AND SAFETY PLANS FOR FURTHER INFORMATION.

KEY:

- 150mm 1/100 PROPOSED SURFACE WATER PIPE TO CONNECTION POINT SR1-SPUR (COUNTRYSIDE PROPERTIES LTD)
- PROPOSED SURFACE WATER MANHOLE (COUNTRYSIDE PROPERTIES LTD)
- 150mm 1/100 PROPOSED FOUL WATER PIPE TO CONNECTION POINT FR1-SPUR (COUNTRYSIDE PROPERTIES LTD)
- PROPOSED FOUL WATER MANHOLE (COUNTRYSIDE PROPERTIES LTD)
- 150mm 1/100 PROPOSED SURFACE WATER PIPE (CARE HOME DEVELOPER)
- PROPOSED SURFACE WATER MANHOLE (CARE HOME DEVELOPER)
- 150mm 1/100 PROPOSED FOUL WATER PIPE (CARE HOME DEVELOPER)
- PROPOSED FOUL WATER MANHOLE (CARE HOME DEVELOPER)
- Ø375 AS BUILT SURFACE WATER SEWER
- Ø150 AS BUILT FOUL WATER SEWER
- LAND PARCEL R BOUNDARY

Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVED

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
E	02.06.23	KEY REVISED TO CLIENT COMMENTS	SW	LJM
D	19.05.23	CARE UNIT INCREASED TO 82 UNITS	SW	LJM
C	10.05.23	BOUNDARY AND PARCEL R REVISED	SW	BWA
B	11.10.22	BOUNDARY AND PARCEL R REVISED	SW	LJM
A	20.05.22	REVISED TO LATEST LAYOUT	SW	BWA

PROJECT BICESTER PHASE 2	DATE 17.02.22	DRAWING STATUS INFORMATION	
DRAWING TITLE LAND PARCEL R - DRAINAGE LAYOUT	SCALE(S) 1:250	DESIGNED SW	
CLIENT COUNTRYSIDE PROPERTIES LTD (BICESTER)	JOB No 874	CHECKED LJM	APPROVED LJM
	DRAWING No 02/801	REVISION E	

www.createconsultingengineers.co.uk