New FWMH built over existing FWS. Actual levels to be confirmed prior to commencement of works.

EXG. FWMH.0702
CL:124.85
IL: 122.16

EXG. 150 Ø FWS

EXG. FWMH.2701

CLIFTON ROAD

F122.05

Visibility Splay 4.5m x 90m

Visibility Splay 4.5m x 90m

Ditch

Ditch

Exg. 300Ø SW drain to be investigated and diverted through the new development.

150Ø

124.75

F122.21

150Ø

F122.36

125.00

150Ø

124.50

F122.73

124.77

124.50

124.75

124.70

125.00

124.55

124.30

150Ø

124.25

Plot 26

Plot 25

Plot 24

Plot 23

Plot 22

Plot 21

Plot 20

Plot 1

124.10

F123.00

124.05

Plot 19

Plot 16

Plot 17

Plot 14

Plot 15

Plot 18

124.10

Plot 2

124.20

123.75

124.05

124.20

124.25

Plot 3

123.85

123.75

123.30

123.70

123.45

Private Package FW Pump Station to serve plots 11-13

123.05

123.60

123.30

123.00

122.95

Plots 4-5

Plot 6

Plot 7

Plot 13

Plot 12

Plot 11

Car parking area for 40 vehicles for users of recreational facilities on Deddington Castle

122.35

Plot 8

Plot 9

Plot 10

122.25

122.05

121.50

Private Package FW Pump Station to serve plots 4-10

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc.,whether or not specifically stated on this drawing.

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.

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GENERAL NOTES

1. This drawing is to be read in conjunction with relevant architectural and engineering drawings.

2. Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.

3. Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.

4. Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

5. Position of existing FWS crossing the Site to be confirmed.

6. Position of existing Highway drains in Roads surrounding the Site to be investigated.

Key to Drainage Details

F15	Adoptable Foul Water Manhole with reference number.
	Adoptable Foul Water Sewer.
	Foul Pumping Main
S	Plot Soakaways
193.30	Proposed Road Levels
	Porous Paving (Private Drives)
	Porous Paving (Road)

Rev.	Description	Date	By

Client

BANNER HOMES

Banner Homes Midlands Ltd
5 Brooklands, Moons Moat Drive, Redditch, Worcestershire, B98 9DH
Tel: 0844 800 3500 Fax: 0844 800 3501 www.bannerhomes.co.uk

Project

Clifton Road,
Deddington

Title

Drainage Strategy Plan

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Scale	1:250 @ A1	Drawn	AM
Date	Mar 14	Checked	SCM
File		Drawing	13166 - DS1