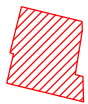
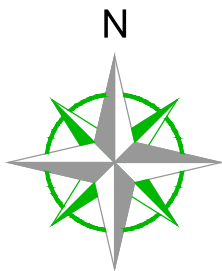


APPENDIX A

- SITE LOCATION PLAN
- PROPOSED LEVELS AND DRAINAGE STRATEGY PLAN
- PROPOSED DRAINAGE AREAS PLAN
- FLOOD ROUTING PLAN
- FOUL DRAINAGE PLAN



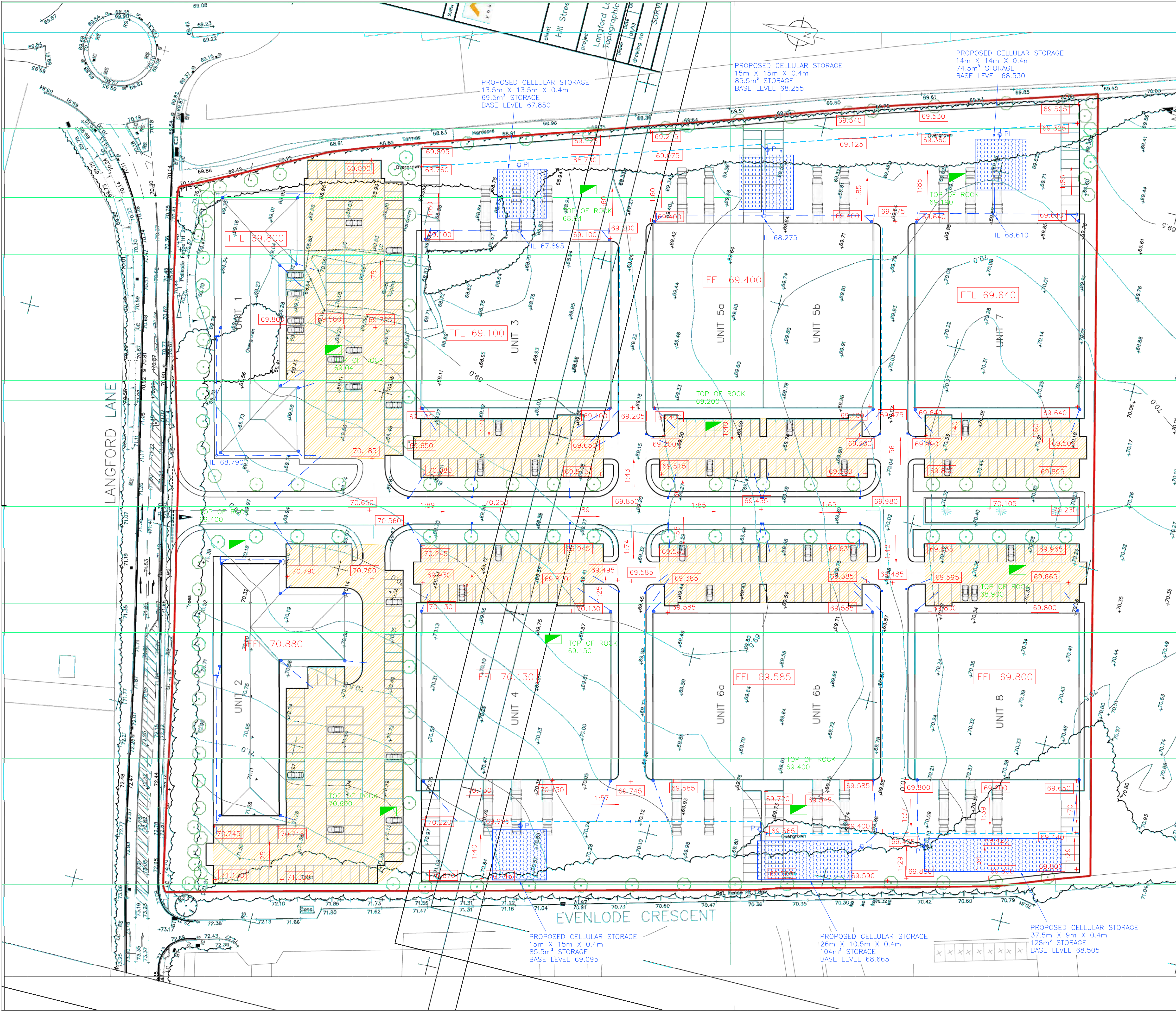
- Site Location

X: 447546

Y: 214823

Langford Lane
Kidlington
Oxfordshire
OX5 1RE

Baynham Meikle Partnership consulting structural + civil engineers		Checked by NSB	
		Drawn by JH	
Project OXFORD TECHNOLOGY PARK, KIDLINGTON		Proj. No. 12076	
		Date FEB 15	
Title SITE LOCATION PLAN		Scale NTS	A3
		Dwg.NoSK100	Rev. -



NOTES

- Do not scale this drawing. All dimensions must be checked / verified on site. If in doubt ask.
- This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings and specifications.
- All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
- Survey work has been carried out by others. Any discrepancies noted on site are to be reported to the Engineer immediately.
- The base specification for drainage works shall be the Water Authority Association 'Sewers for Adoption' (7th Edition).
- For details of ground conditions refer to the Ground Investigation Report.
- The following pipe strengths shall be adopted unless noted otherwise:-
 - Pipes up to and including 150mm dia to be PVC-U to BS EN 1329, or clayware to BS EN 295 Class 160.
 - Pipes 150mm diameter up to and including 225mm to be clayware to BS EN 295 Class 160.
 - All pipe runs to be laid with flexible joints.
 - All pipes entering and exiting manholes are to be connected with pipe soffits level unless noted otherwise.
 - Bedding and surround to be as follows:-

Location	Cover to Soffit	Bedding
Roads	>1.2m	Class 'S' granular bed and surround.
	<1.2m	Class 'X' Concrete surround.
Hard and soft landscaping	>0.6m	Class 'S' granular bed and surround.
	<0.6m	Class 'X' Concrete surround.

- The following concrete mixes are to be used (all in accordance with BS 5800) :-

Location	Mix Reference.	(Where applicable)
Concrete surround to pipes.	GEN3	
Concrete base and surround to manholes.	GEN3	

The above concrete mixes have been selected for BS 5800 Class 2 Sulphates.

- All precast concrete products (ie pipes, manholes rings etc.) shall be of suitable concrete mix to cater for Class 2 sulphates.
- Pre-formed channels are to be used in manholes where applicable.
- Granolithic concrete benching to be steel trowelled to a dense smooth face neatly shaped and finished to all branch connections and laid in accordance with the Specification.
- All connections to be turned in direction of flow using pipe bends.
- Manhole covers and frames to be ductile iron medium duty Grade D400 circular or rectangular to BS EN124 position inside vehicular trafficked areas.
- All covers within blocked paved areas are to be recessed.
- First flexible joint in pipes adjacent to a manhole shall be a maximum of 600mm from inside face of manhole, connecting to rocker pipe.

The length of rocker pipe is as follows:-

Pipe Diameter	Length of Rocker pipe
150mm-600mm	600mm

- The Principle Contractor shall be responsible for checking the existing line and invert levels of any connection point for both the foul and surface water systems, prior to undertaking installation of any new drainage works. Any deviation to the levels and positions indicated on the drawing should be brought to the immediate attention of the Project Engineer.
- All inverts specified are outgoing (except backdrop). All pipe are to be laid soffits levels U.N.O.
- All four connections to be 150mm dia. laid at a minimum gradient of 1:100 unless noted otherwise. All surface water pipe to be 150mm dia. U.N.O.
- All connections to be made by purpose made junctions as far as practicable.
- Ground conditions taken from Site Investigation Report.

KEY

- PROPOSED STORM DRAINAGE
- PETROL INTERCEPTOR
- PROPOSED RAIN WATER PIPE
- PROPOSED ROAD GULLY
- PROPOSED RODDING EYE
- PROPOSED DRAINAGE CHANNEL
- PROPOSED CELLULAR STORAGE/SOAKAWAY
- PROPOSED LEVELS
- PROPOSED PERMEABLE CAR PARK (CONSTRUCTION THICKNESS 650mm)
- EXISTING TOP OF ROCK LEVEL & LOCATION (SUBJECT TO SITE INVESTIGATION)

CELLULAR STORAGE DETAIL

Rev	Date	Description	By	Checked By

Project
OXFORD TECHNOLOGY PARK

Dwg Number
12076/101

Rev.
-

Scale @ A1 - 1:500

Date
FEB 2015

Title
PROPOSED LEVEL AND DRAINAGE STRATEGY PLAN

Drawn by **NMB** Checked by **NSB** Project Engineer **NSB**

Baynham Meikle Partnership
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