

4.5m x 120m
Visibility Splay

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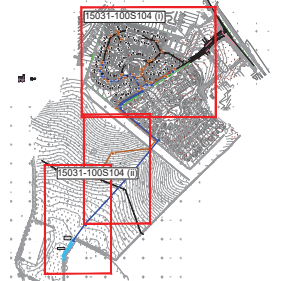
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GENERAL NOTES

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- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

ADOPTABLE ROADS AND SEWERS

- Roads, footways and parking bays which form part of the highway to be adopted under Section 35 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
- Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Water Authorities Association 'Sewers for Adoption 6th Edition' with any amendments specified by the Adopting Authority.
- All pipes to be used in adoptable sewerage shall be either clayware to BS EN 2995 or concrete to BS EN 1916 and BS 5911: Part 1 with Class S bedding unless otherwise stated. With approval of the Adopting Authority solid wall concentric external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 13475 may be used.
- Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTP Type 1 material.
- Where cover to a pipe is less than 1200mm under adoptable carriageway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTP Type 1 material. Where concrete bed and surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each pipe joint.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
- Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.



CONSTRUCTION

Please note while these drawings may be used for tender purposes, drawings are subject to Thames Water approval as part of ongoing consultations and design check. Amendments may therefore be requested.

J	Alternative drainage option added to plan	26.05.17	TB
H	S104 easement boundary amended to suit client comment.	21.03.17	LJ
F	Plot 46-53 cycle store moved to accommodate retaining wall	06.03.17	TB
E	S104 plan amended to suit revised site boundary as provided by client 19.10.2016.	21.10.16	LJ
F	Top pond removed from drainage strategy S104 plan amended to suit private soakaway positions revised at request of client.	05.10.16	LJ
D	S104 plan has been amended to suit revised drainage strategy using two ponds as means of storage adoptable drainage has been amended to suit	23.09.16	LJ
C	Cover levels amended to adoptable manholes in raised 75mm shared surface areas.	18.08.16	LJ
B	S54-S68 amended to suit as-built highway drainage and manholes renumbered to suit the addition of new manhole.	10.08.16	LJ
A	S104 drainage amended to suit new drainage strategy, layout changes and client comments.	31.07.16	LJ
-	First issue.	04.06.16	LJ

Rev.	Description	Date	By
Client			



Project
Cotfield Farm Bodicote

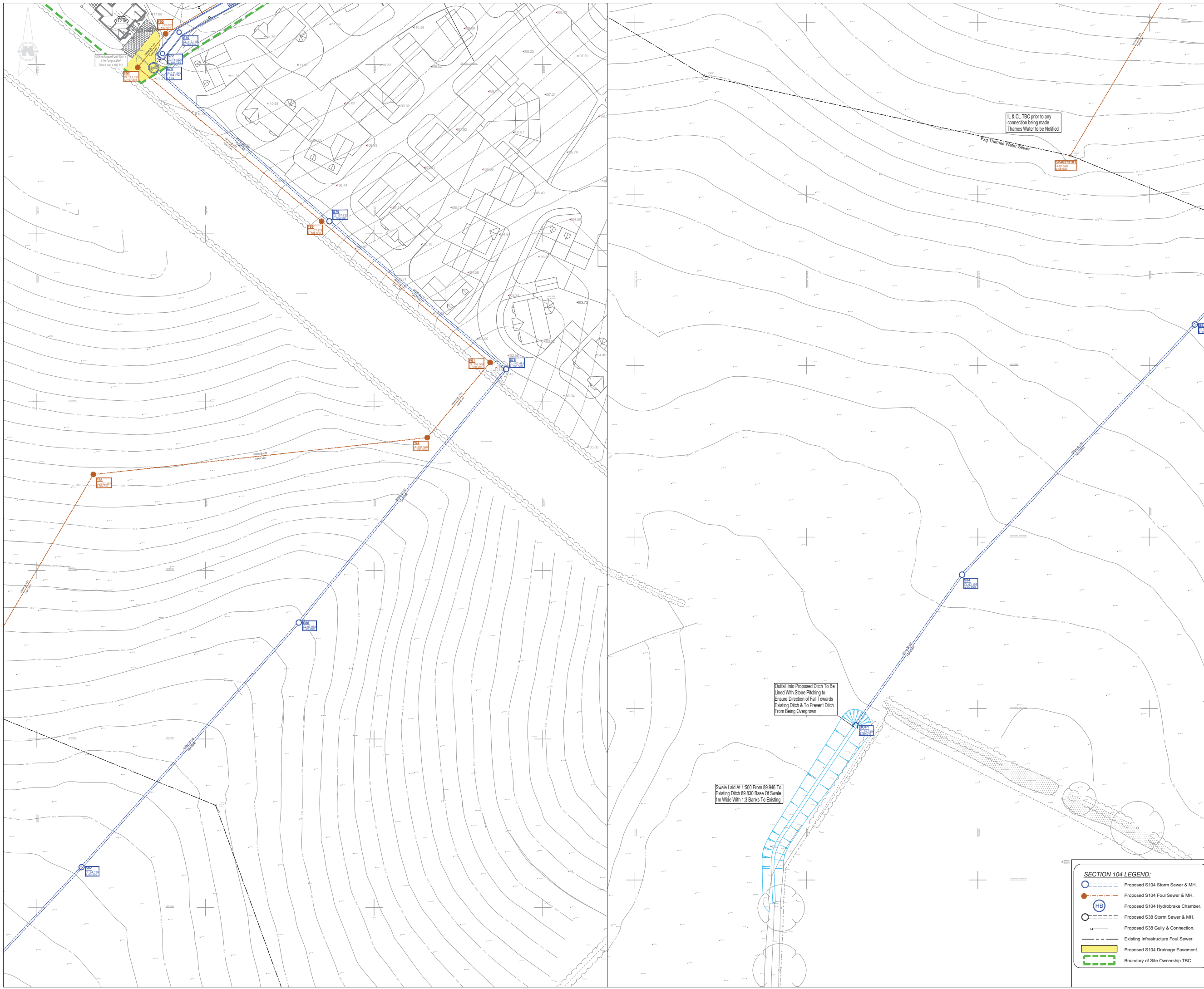
Title
**Section 104 Agreement Plan
Sheet 1 of 2**

SECTION 104 LEGEND:

- Proposed S104 Storm Sewer & MH.
- Proposed S104 Foul Sewer & MH.
- Proposed S104 Hydrobrake Chamber.
- Proposed S38 Storm Sewer & MH.
- Proposed S38 Gully & Connection.
- Existing Infrastructure Foul Sewer.
- Proposed S104 Drainage Easement.
- Boundary of Site Ownership TBC.

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Scale	1:500 @ A1	Drawn	LJ
Date	June 2016	Checked	JB
File	15031/dwgs/civils/current	Drawing	15031 - 100S104 (i) J



L & CL TBC prior to any connection being made. Thames Water to be notified.

Outfall Into Proposed Ditch To Be Lined With Stone Pitching to Ensure Direction of Fall Towards Existing Ditch & To Prevent Ditch From Being Overgrown

Swale Laid At 1500 From 89 946 To Existing Ditch 89 830 Base Of Swale 1m Wide With 1:3 Banks To Existing

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- ADOPTABLE ROADS AND SEWERS**
- Roads, footways and parking bays which form part of the highway to be adopted under Section 38 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
 - Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Water Authorities Association 'Sewers for Adoption (6th Edition)' with any amendments specified by the Adopting Water Authority.
 - All pipes to be used in adoptable sewerage shall be either clayware to BS EN 295 or concrete to BS EN 1916 and BS 5911: Part 1 with Class S bedding unless otherwise stated. With approval of the Adopting Authority solid wall concentric external reinforced uPVC pipes complying with the relevant provisions of BS EN 13476 may be used.
 - Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTP Type 1 material.
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CONSTRUCTION

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H	Alternative drainage option added to plan	26.05.17	TB
G	S104 easement boundary amended to suit client comment	16.03.17	LJ
F	Plot 46-53 cycle store moved to accommodate retaining wall	08.03.17	TB
E	Hydroslide proposed instead of Hydrobrake, references to second phase removed & discharge rate of phase 1 5.1 l/s specified water levels & discharge rates amended to suit.	08.12.16	LJ
D	Top pond removed from drainage strategy S104 plan amended to suit, private soakaway positions revised at request of client.	05.10.16	LJ
C	S104 plan has been amended to suit revised drainage strategy using two ponds as means of storage adoptable drainage has been amended to suit.	23.09.16	LJ
B	S104-S108 amended to suit as-built highway drainage and manholes renumbered to suit the addition of new manhole.	10.08.16	LJ
A	S104 drainage amended to suit new drainage strategy, layout changes and client comments.	31.07.16	LJ
-	First Issue.	04.06.16	LJ

Rev.	Description	Date	By



Project
Cotefield Farm Bodicote

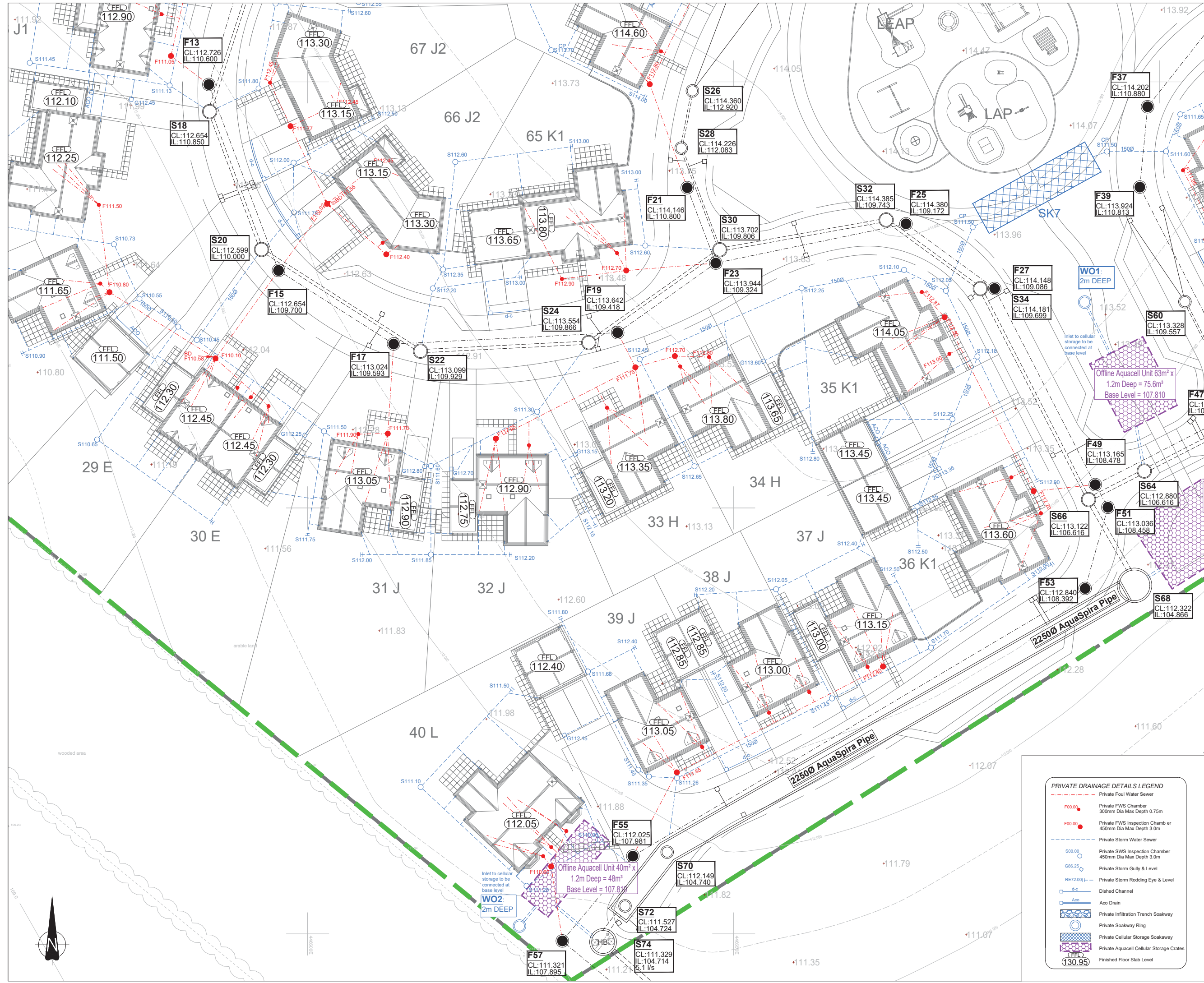
Title
Section 104 Agreement Plan Sheet 2 of 2

SECTION 104 LEGEND:

- Proposed S104 Storm Sewer & MH.
- Proposed S104 Foul Sewer & MH.
- Proposed S104 Hydrobrake Chamber.
- Proposed S38 Storm Sewer & MH.
- Proposed S38 Gully & Connection.
- Existing Infrastructure Foul Sewer.
- Proposed S104 Drainage Easement.
- Boundary of Site Ownership TBC.

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Scale	1:500 @ A1	Drawn	LJ
Date	June 2016	Checked	JB
File	15031/dwgs/civils/current	Drawing	15031 - 100S104 (ii) H



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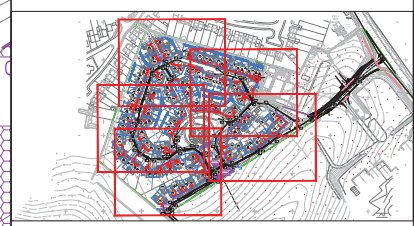
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- BUILDING DRAINAGE**
- Building drainage shall comply with BS EN 752 2008 and the Building Regulations 2002 part G.
 - All SVP, RWPV and BIG are indicative and must be confirmed on site using latest architectural plans. Any discrepancies must be reported to Engineer prior to commencement on site.
 - All building drainage shall be 100mm diameter unless shown otherwise.
 - All connections to adoptable sewers shall be 150mm diameter.
 - All building drainage shall be clayware to BS EN 295 or uPVC to BS 4660 and BS EN 1401-1 with Class B or Class S bedding unless shown otherwise.
 - All pipes under buildings without suspended floors shall have Class S bedding.
 - Concrete protection shall be provided to all pipes with less than 300mm cover in pedestrian areas, to all pipes with less than 600mm cover in private driveways not used by commercial vehicles, and to all pipes with less than 1200mm cover in roads or private driveways used by commercial vehicles. Where concrete surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each joint.
 - Where a pipe passes through a wall an opening is to be formed to give at least 50mm clearance around the pipe. Brickwork over shall be supported by a lintel. The opening is to be masked each side with rigid sheet material. Pipes embedded in walls shall have a joint formed within 150mm of each wall face. A rocker pipe of maximum 600mm length shall be used to continue the pipework.
 - Where a pipe trench is within 1m of a building, it is to be provided with concrete protection and the trench filled with concrete up to a level below the building equal to the distance from the building less 150mm.
 - Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted DTP Type 2 material or better.
 - Inspection chambers located within garages are to have double seal bolt down covers.
 - All private drives which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
 - Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water damaging the building.
 - The invert level of an access chamber on a foul drain from a building is to be set 600mm below finished ground level unless otherwise shown.
 - The invert level of a rodding eye at the head of a surface water drain is to be set 450mm below finished ground level unless otherwise shown.



FOR CONSTRUCTION

Subject to Section 38 & 104 approval

Rev.	Description	Date	By
H	Alternative drainage option added to plan	26.05.17	TB
G	SK7 soakaway position revised to suit client comments.	05.10.16	LJ
F	Adoptable drainage amended to suit revised drainage strategy using ponds and storage for 30yr + 100yr + 30% Storm Event.	25.09.16	LJ
E	Drainage on plots 35-36 have been updated to suit clients comments.	17.08.16	TB
D	Private drainage for plots 46-53 amended, and adoptable drainage renumbered amended to suit as-built drainage.	10.08.16	LJ
C	Private drainage amended to suit adoptable drainage redesign, client comments & latest layout.	31.07.16	LJ
B	Status amended for construction.	28.08.15	LJ
A	Layout updated private drainage amended to suit.	24.08.15	LJ
-	First issue.	08.07.15	JB

Client
CALA HOMES

Project
Cotefield Farm, Bodicote

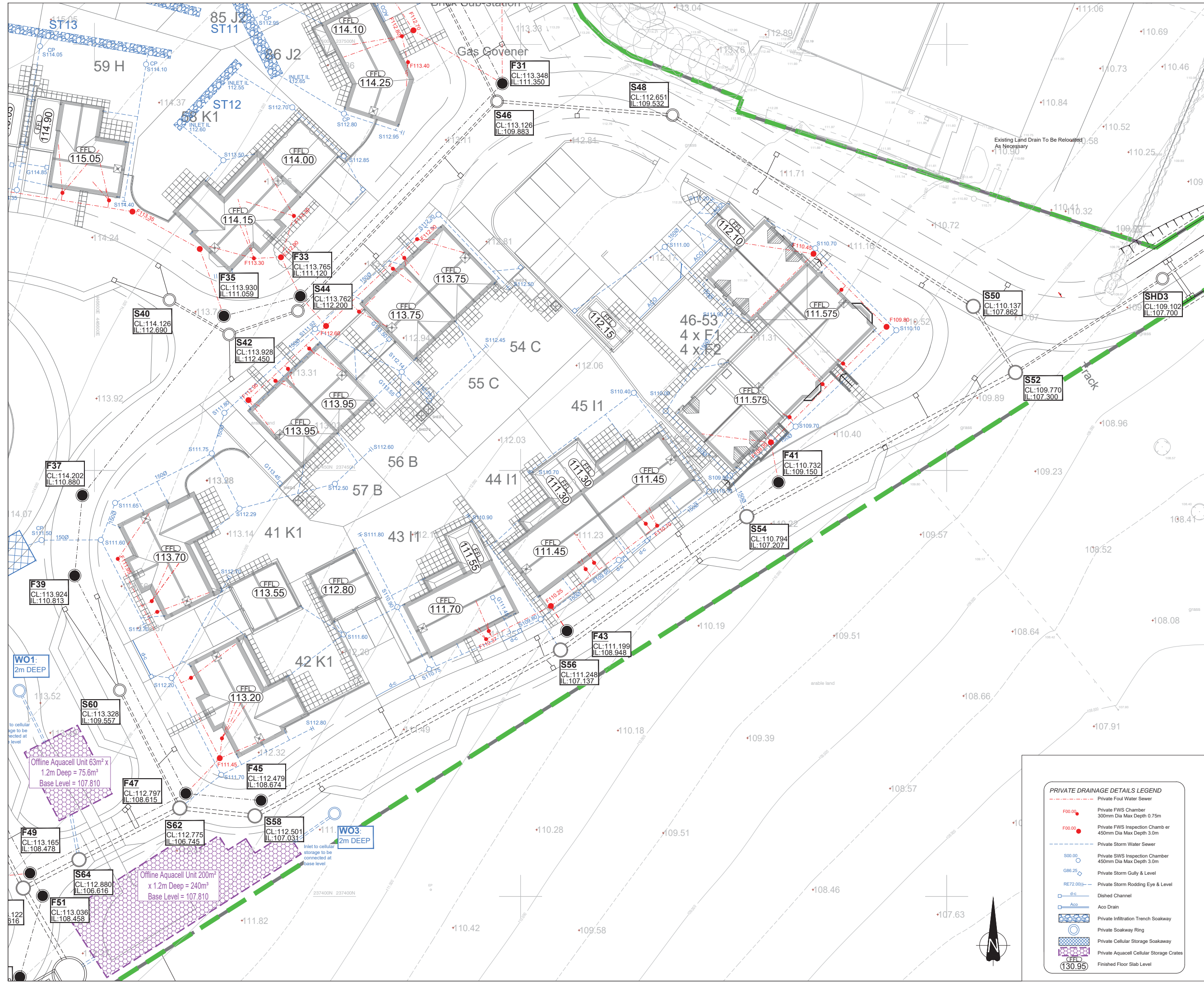
Title
Private Drainage Layout Sheet 1 of 5

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Scale	1:200@A1	Drawn	CF
Date	July 2015	Checked	JB
File	15031/dwgs/civils	Drawing	15031/106 H

PRIVATE DRAINAGE DETAILS LEGEND

- F00.00 Private FWS Chamber 300mm Dia Max Depth 0.75m
- F00.00 Private FWS Inspection Chamber 450mm Dia Max Depth 3.0m
- S00.00 Private Storm Water Sewer
- G86.25 Private SWS Inspection Chamber 450mm Dia Max Depth 3.0m
- RE72.00 Private Storm Rodding Eye & Level
- AcO Dished Channel
- AcO Drain
- Private Infiltration Trench Soakaway
- Private Soakaway Ring
- Private Cellular Storage Soakaway
- Private Aquacell Cellular Storage Crates
- (F30.95) Finished Floor Slab Level



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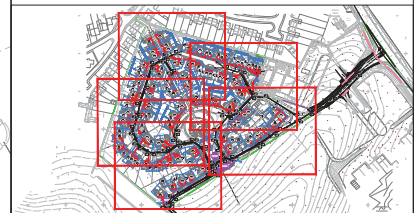
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Subject to Section 38 & 104 approval

Rev.	Description	Date	By
J	Alternative drainage option added to plan	26.05.17	TB
H	Plot 46-53 cycle store moved to accommodate retaining wall	06.03.17	TB
G	S&T soakaway position revised to suit client comments	05.10.16	LJ
F	Adoptable drainage amended to suit revised drainage strategy using ponds and storage for 30yr + 30% Storm Event.	25.09.16	LJ
E	Drainage updated to suit clients comments	17.08.16	TB
D	Private drainage for plots 46-53 amended, and adoptable drainage renumbered/ amended to suit as-built drainage.	10.08.16	LJ
C	Private drainage amended to suit adoptable drainage redesign, client comments & latest layout.	31.07.16	LJ
B	Status amended for construction	26.08.15	LJ
A	Layout updated private drainage amended to suit.	24.08.15	LJ
-	First issue.	08.07.15	JB

Client	G CALA HOMES	
Project	Cotfield Farm, Bodicote	

Title
Private Drainage Layout
Sheet 5 of 5

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Scale	1:200@A1	Drawn	CF
Date	July 2015	Checked	JB
File	15031/dwgs/civils	Drawing	15031/110 J

PRIVATE DRAINAGE DETAILS LEGEND

- Private Foul Water Sewer (F00.00)
- Private FWS Chamber 300mm Dia Max Depth 0.75m (F00.00)
- Private FWS Inspection Chamber 450mm Dia Max Depth 3.0m (F00.00)
- Private Storm Water Sewer (S00.00)
- Private SWS Inspection Chamber 450mm Dia Max Depth 3.0m (S00.00)
- Private Storm Gully & Level (G86.25)
- Private Storm Rodding Eye & Level (RE72.00)
- Dished Channel (d-c)
- Aco Drain (Aco)
- Private Infiltration Trench Soakaway
- Private Soakaway Ring
- Private Cellular Storage Soakaway
- Private Aquacell Cellular Storage Crates (130.95)
- Finished Floor Slab Level (130.95)

