HEALTH & SAFETY:

ALL WORKS TO BE CARRIED OUT BY A CONTRACTOR COMPETENT TO UNDERTAKE THE CONSTRUCTION OF WORKS AS INDICATED ON THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE JOB SPECIFIC RISK ASSESSMENT. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.

0 1 2 3 4 5 10 15m

NOTES

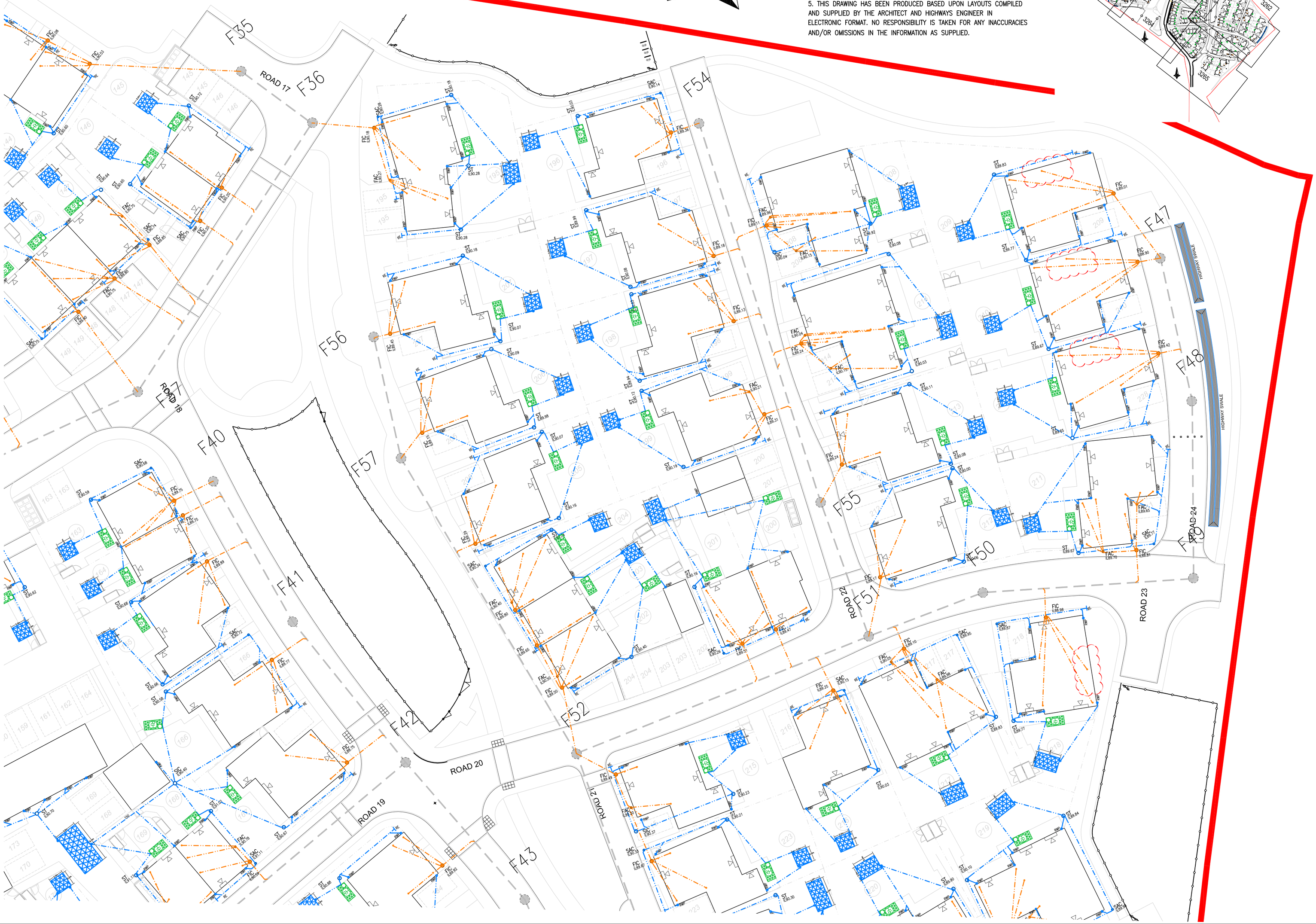
1. THIS DRAWING IS COPYRIGHT.

2. DO NOT SCALE THIS DRAWING.
THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ENGINEER ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCEMENT.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST SUB-CONTRACTORS DRAWINGS AND THE SPECIFICATION.

4. ALL SETTING OUT TO BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS. CONTRACTOR TO CHECK AND IDENTIFY ANY DISCREPANCIES TO ENGINEER. DIMENSIONS MUST NOT BE SCALED.

5. THIS DRAWING HAS BEEN PRODUCED BASED UPON LAYOUTS COMPILED AND SUPPLIED BY THE ARCHITECT AND HIGHWAYS ENGINEER IN ELECTRONIC FORMAT. NO RESPONSIBILITY IS TAKEN FOR ANY INACCURACIES AND/OR OMISSIONS IN THE INFORMATION AS SUPPLIED.



NOTES

1 THIS DRAWING IS COPYRIGHT.

2 THE CONTRACTOR AND HIS SUBCONTRACTOR ARE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

3 DO NOT SCALE THIS DRAWING. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ENGINEER ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCEMENT.

4 ALL 150mm AND 225mm DIAMETER PIPES TO BE EXTRA STRENGTH VITRIFIED CLAY PIPES (SEE NOTE 15).

5 ALL PIPES OF 300mm DIAMETER OR GREATER TO BE CLASS M CONCRETE.

6 ALL PIPE MATERIALS TO BE CONSISTENT BETWEEN MANHOLES.

7 ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH SEWERS FOR ADOPTION 7TH EDITION, THE SPECIFICATION FOR HIGHWAY WORKS 1998 AND ALL SUBSEQUENT, AMENDMENTS AND LOCAL AUTHORITIES DESIGN GUIDE. WHERE THERE IS CONFLICT BETWEEN THESE DOCUMENTS THE MATTER SHALL BE REFERRED TO THE ENGINEER.

8 FOR CONSTRUCTION DETAILS OF MANHOLES AND SEWERS REFER TO SEWERS FOR ADOPTION AND UNDERTAKERS STANDARD DETAILS WHICH CAN BE OBTAINED FROM THE LOCAL OFFICE.

9 INVERT LEVELS OF EXISTING SEWERS TO BE CONFIRMED ON SITE BEFORE ANY SEWER WORK UNDERTAKEN. ANY DISCREPANCIES FOUND SHOULD BE NOTIFIED TO ENGINEERS.

10 WHERE SEWERS HAVE LESS THAN 1.2m OF COVER UNDER ROADS AND 0.9m COVER ELSEWHERE PIPES ARE TO HAVE A 150mm CONCRETE BED AND SURROUND.

11 PLASTIC CHAMBERS AND RINGS SHALL COMPLY WITH BS EN 13598-1 AND BS EN 13598-2 OR HAVE EQUIVALENT INDEPENDENT APPROVAL, TO TABLE 11 OF APPROVED DOCUMENT H1 OF THE BUILDING REGULATIONS 2010.

12 WHERE HOUSE DRAINAGE IS TAKEN THROUGH BLOCK CARE IS TO BE TAKEN THAT FOUNDATION LEVELS AND DRAINAGE RUNS DO NOT CLASH.

13 ALL ADOPTABLE MANHOLES TO HAVE A MINIMUM CLEAR OPENING OF 675mmx675mm AND GRADE D400 UNO.

14 ALL BELOW GROUND DRAINAGE TO BE 100mmø UNLESS OTHERWISE INDICATED WITH A MIN. GRADIENT AS FOLLOWS:-

S.W : 100mm Dia. 1:100
S.W : 150mm Dia. 1:150
F.W : 100mm Dia. 1:80
F.W : 150mm Dia. 1:150

15 ALL ADOPTABLE DRAINAGE MATERIALS SHOULD COMPLY WITH THE REQUIREMENTS OF PART E CIVIL ENGINEERING SPECIFICATION INCLUDED WITH SEWERS FOR ADOPTION 7TH EDITION WHICH IS DRAWN FROM CESWI 7TH EDITION BUT IS NOT A FULL REPRODUCTION.

LEGEND

- F1 – PROPOSED FOUL WATER MANHOLE
- SAC – PROPOSED SURFACE WATER ACCESS CHAMBER (250mm DIA)
- FAC – PROPOSED FOUL WATER ACCESS CHAMBER (250mm DIA)
- SIC – PROPOSED SURFACE WATER INSPECTION CHAMBER (450mm DIA)
- FIC – PROPOSED FOUL WATER INSPECTION CHAMBER (450mm DIA)
- ST – PROPOSED SILT TRAP CHAMBER (450mm DIA)
- – DENOTES BELOW GROUND SURFACE DRAINAGE
- – DENOTES BELOW GROUND FOUL DRAINAGE
- – DENOTES EXISTING BELOW GROUND FOUL DRAINAGE AND MANHOLE (BY OTHERS)
- – DENOTES PROPOSED BELOW GROUND MAIN FOUL DRAINAGE
- RE – DENOTES RODDING EYE
- RWP – DENOTES VERTICAL RAIN WATER STACK TO GROUND
- SVP – DENOTES VERTICAL FOUL STACK TO GROUND
- – DENOTES SOAKAWAY
- – DENOTES RAINWATER HARVESTER

Rev.	Description.	Date.	Initial.
T9	PLOTS 209, 210, 218 & 229 (BLOCKS D17 & 18) DRAINAGE UPDATED.	03.10.18	DC
T8	PLOT DRAINAGE UPDATED	30.07.18	DC
T7	RAIN HARVESTER & SOAKAWAYS REVISED SWALES ADDED	29.06.18	JP
T6	SOAKAWAYS REVISED TO SERVE SINGLE DWELLINGS WHERE POSSIBLE. ACCESS POINTS OPTIMISED. ACO CHANNELS REMOVED.	16.05.18	DC
T5	DRAINAGE UPDATED	27.04.18	DC
T4	DRAINAGE UPDATED	20.02.18	DC
T3	LEVELS UPDATED	05.01.18	DC
T2	LEGEND UPDATED	18.12.17	DC
T1	NOTE ADDED FOR ACO'S TO GARAGES, TENDER ISSUE	13.12.17	DC

Drawing Status: TENDER

REUBY & STAGG LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Dewer House
55 High Street, Ringwood
Hampshire BH24 1AE
T: 01425 484400 F: 01425 484409
Email: admin@reuby-stagg.co.uk

Crest Nicholson Regeneration
Crest House
Pyrcroft Road
Chertsey
Surrey
KT16 9GN
Tel: 01932 580 333
Fax: 0870 336 3992
www.crestnicholson.com

Site:	ELMSBROOK, BICESTER
Address:	PHASE 3 & 4
Drg Title:	PLOT DRAINAGE LAYOUT SHEET 3 OF 6
Scale:	1:250
Page Size:	A1
Date:	DEC 17
Drawn:	DC
Checked:	MD
Drawing No:	14790TA-3262
Revision:	T9