



- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN THIS DRAWING AND ANY OTHER RELEVANT ENGINEERING DRAWING SHOULD BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.
 - DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS ARE IN m UNLESS OTHERWISE STATED.
 - ALL LEVELS ARE IN m AOD.
 - THIS DRAWING HAS BEEN PRODUCED IN COLOUR AND SHOULD BE REPRODUCED IN COLOUR.
 - TOPOGRAPHICAL INFORMATION TAKEN FROM GLANVILLE DRAWING NUMBER 8190128/4101 DATED JANUARY 2019.
 - LANDSCAPE PLAN TAKEN FROM PENWARDENHALE ARCHITECTS DRAWING NUMBER 2513-PHA-00-SI-DR-A-0100-P6, DATED 02/02/21.
 - ALL WORKS TO THAMES WATER SEWERS TO BE CARRIED OUT IN ACCORDANCE WITH CODE FOR ADOPTION (SIA WAS SUPERSEDED BY CIA IN APRIL 2020). NEW CONNECTIONS ARE TO BE MADE WITH APPROPRIATE LENGTHS OF ROCKER PIPES AND COUPLINGS TO THAMES WATER APPROVAL.
 - DRAINAGE CONNECTIONS TO ADOPTED THAMES WATER SEWERS TO BE STRICTLY IN ACCORDANCE WITH NOTE 8 AND SECTION 106 OF THE WATER INDUSTRY ACT.
 - INVERT LEVEL, SIZE AND COVER LEVELS TO EXISTING MANHOLES AND SEWERS TO BE CHECKED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.
 - EXISTING SURFACE AND FOUL DRAINAGE RUNS HAVE BEEN ASSUMED AND SO SHOULD BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
 - ALL MATERIAL USED IN THE CONSTRUCTION OF DRAINS AND MANHOLES SHALL COMPLY TO THE RELEVANT BRITISH STANDARDS AND BE KITE MARKED WHERE APPROPRIATE.
 - ALL SVP CONNECTIONS TO BE LAID AT A MINIMUM GRADIENT OF 1:40, UNLESS OTHERWISE SPECIFIED.
 - ALL RWP CONNECTIONS TO BE 100mm AT A MINIMUM GRADIENT OF 1:100, UNLESS OTHERWISE SPECIFIED.
 - ALL SVPs SHALL HAVE RODDING ACCESS PLATES FITTED AT THEIR BASES (GROUND FLOOR LEVEL).
 - CONTRACTOR TO VERIFY MANHOLE LOCATIONS, PIPE DIAMETERS AND LEVELS PRIOR TO MAKING ANY CONNECTIONS TO EXISTING SEWERS AND DRAINS, AND CONFIRM FINDINGS TO THE ENGINEER.
 - ALL EXISTING DRAINAGE WITHIN THE SITE BOUNDARY TO BE ABANDONED OR REMOVED.

- KEY:**
- SITE BOUNDARY
 - EXISTING THAMES WATER ADOPTED SURFACE WATER SEWER
 - EXISTING THAMES WATER ADOPTED FOUL WATER SEWER
 - PROPOSED SURFACE WATER DRAIN
 - PROPOSED FOUL WATER DRAIN
 - EX-SWXXXX EXISTING THAMES WATER SURFACE WATER MANHOLE
 - EX-FWXXXX EXISTING THAMES WATER FOUL WATER MANHOLE
 - SW00X PROPOSED SURFACE WATER MANHOLE
 - FW00X PROPOSED FOUL WATER MANHOLE
 - ▨ PROPOSED SURFACE WATER CELLULAR STORAGE
 - ▨ PROPOSED POROUS PAVING
 - PROPOSED FILTER DRAIN

MINIMUM POROUS SUB-BASE THICKNESS (FOR HYDRAULIC DESIGN)	
FRONT COURTYARD	200mm
REAR COURTYARD	250mm
CAR PARK	300mm

MANHOLE SCHEDULE						
MH NO.	CL	IL	MANHOLE_SIZE	PIPEØ_OUT	COVER_TYPE	MANHOLE_TYPE
EX-FW4002	74.73	-	-	2250	-	-
EX-FW4003	74.26	71.62	-	2250	-	-
EX-FW4108	74.37	70.60	-	2250	-	-
EX-SW4001	74.69	73.08	-	3000	-	-
EX-SW4105	74.37	72.74	-	3000	-	-
EX-SW4106	74.38	72.77	-	2250	-	-
FW001	74.80	73.82	4500	1500	B125	PLASTIC
FW002	74.50	73.33	4500	1500	D400	PLASTIC
FW003	74.54	73.64	4500	1500	B125	PLASTIC
FW004	74.36	73.16	4500	1500	D400	PLASTIC
FW005	74.39	73.10	4500	1500	D400	PLASTIC
FW006	74.57	71.78	12000	2250	D400	PCC
SW001	74.80	73.75	4500	1500 (PERFORATED)	B125	CATCHPIT
SW002	74.80	73.41	4500	1500 (PERFORATED)	B125	CATCHPIT
SW003	74.43	73.74	4500	1500 (PERFORATED)	B125	CATCHPIT
SW004	74.67	73.39	4500	1500 (PERFORATED)	B125	CATCHPIT
SW005	74.50	73.60	4500	1500	B125	CATCHPIT
SW006	74.50	73.55	4500	1500	B125	CATCHPIT
SW007	74.50	73.40	4500	2250 (PERFORATED)	B125	CATCHPIT
SW008	74.50	73.33	4500	2250	B125	CATCHPIT
SW009	74.48	73.28	12000	2250	D400	PCC
SW010	74.61	73.00	12000	3000	D400	PCC

PROPOSED SURFACE WATER CELLULAR STORAGE SYSTEM
 CL - 74.45
 IL - 73.30
 SYSTEM LENGTH - 400m
 SYSTEM AREA - 135m²
 SYSTEM VOLUME - 51.3m³ (POROSITY 95%)

PROPOSED FLOW CONTROL CHAMBER
 ORIFICE PLATE DIAMETER - 50mm
 PASSES 6.0l/s @ 950mm HEAD

Mark	Revision	Date	Drawn	Chkd	Appd
B	REVISED ARCHITECTS LAYOUT	05.02.21	VT	JS	SH
A	UPDATED TO SUIT LANDSCAPE PLAN	03.12.19	GM	JS	SH

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status
PRELIMINARY

COWLEY CONSERVATIVE CLUB

PROPOSED FW AND SW NETWORKS

Client			 now part of peterbrett.com © Peter Brett Associates LLP OXFORD Tel: 01865 410 000
CANTAY ESTATES			
Date of 1st Issue	Designed	Drawn	
04.09.2019	JS	GM	
A1 Scale	Checked	Approved	Revision
1:200	GR	SH	
Drawing Number			Revision
46381/2001/002			B

