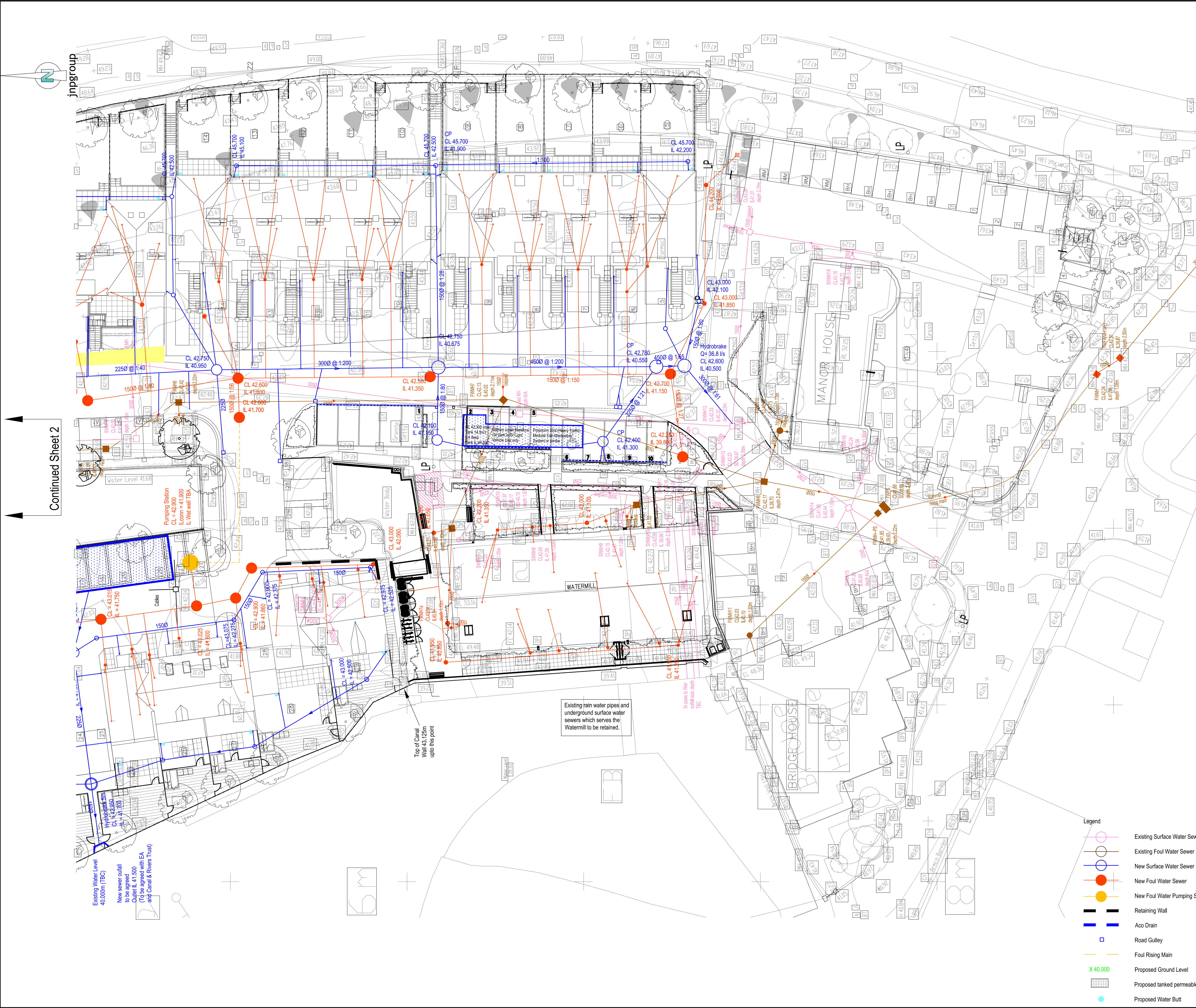




- Notes:-
- Where this drawing has been issued in electronic .dwg format it has been done so in good faith. jnpgroup do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to jnpgroup. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information, jnpgroup take no responsibility for this information, which should be checked against the originators paper drawing(s).
 - All working dimensions to be checked on site.
 - Do not scale.
 - Any discrepancies between drawings of different scales, and between drawings and specification where appropriate to be notified to The Engineer for decision.
 - Copyright reserved. This drawing may only be used for The Client and location specified in the title block. It may not be copied or disclosed to any third party without the prior written consent of jnpgroup.
 - This drawing should only be used for construction if the drawing status is "Construction". jnpgroup take no responsibility for construction works undertaken to drawings which are not marked with this status.
 - The design is based on serving the new development by reusing existing private drainage and providing new private drainage in accordance to the FRA report and FRA addendum prepared by RSK. It is not intended that the drainage system will be offered for adoption.
 - Site levels may change during detailed design.
 - Surface water drainage strategy to be confirmed with the Environment Strategy, Canal and Rivers Trust and Local Authority.
 - Foul water drainage strategy to be confirmed with Thames Water and Local Authority.
 - Package Pumping Station supplier to advise on pumping station plant and mechanical and electrical requirements, particularly where existing foul pumping station is being upgraded.
 - Full drainage trace and CCTV survey required to confirm the line, level and condition of existing sewerage systems, particular where it is proposed to reuse existing sewers and pick up any existing sewer connections.
 - Cellular Storage tanks based on using Polystyrene Xtra units either 0.4m deep (as indicated on the drawing).
 - As agreed with Oakford Homes the design and discharge rates are in accordance to the FRA and FRA addendum prepared by RSK which has no been approved by the EA and LA when the feasibility design was prepared.

Rev.	Date	Amendment	By	Chk.
D	18.11.16	updated to include drainage for 3 additional houses and the watermill.	AA	AM
C	09.10.14	Rainwater butts added to all new build plots	IS	AM
B	08.10.14	spillway insert added	IS	AM
A	27.05.14	Site layout revised, gullies added to bin stores for plots 15-20 and Manor House	IS	AM
Status				
Planning				

OAKFORD HOMES



john newton & partners

jnpgroup

Consulting Engineers

www.jnpgroup.co.uk

Chesham • Brighthelm • Leamington Spa • Sheffield • Teesside
Tel: 01928 889955 E-mail: midlands@jnpgroup.co.uk

Client	Oakford Homes		
Job	Royal Quay Park Lane Harefield		
Title	Detailed Drainage Strategy Sheet 1 of 2		
Scale	1:200	@ A1	Date May 2014
Drawn By	IS	Eng. Check	Tech. Check
			
Drawing No.	MS40837-D408		
Rev.	D		

- Legend
- Existing Surface Water Sewer
 - Existing Foul Water Sewer
 - New Surface Water Sewer
 - New Foul Water Sewer
 - New Foul Water Pumping Station
 - Retaining Wall
 - Aco Drain
 - Road Gully
 - Foul Rising Main
 - Proposed Ground Level
 - Proposed tanked permeable block paving
 - Proposed Water Butt