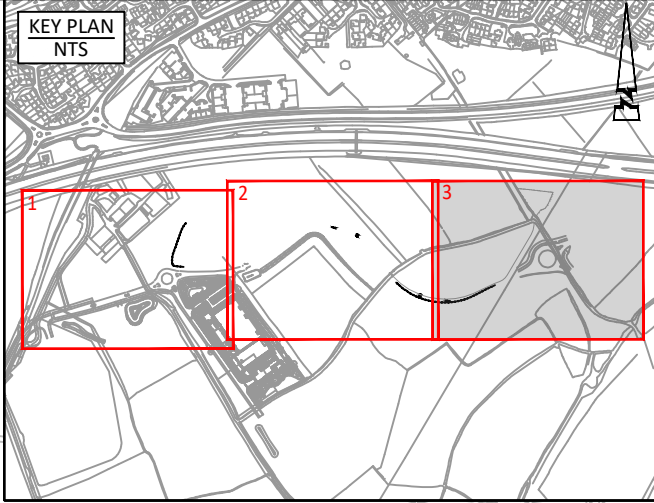




- KEY:
-  Application Boundary
 - Existing Surface Water Network
 - Existing Foul Water Network
 - Existing Highway Gully
 -  Proposed Surface Water Network
 -  Proposed Foul Water Network
 -  Proposed Control Manhole
 -  Proposed Rain Gardens
 -  Proposed Headwall
 -  Attenuation Basins
 -  Existing Gas Main
 - Existing Gas Main Easement

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IMAGE NOTES:

- This drawing is to be read in conjunction with and checked against all other drawings, Engineering details, Specification and Technical, Structural, Geotechnical or other specialist document.
- Site layout shown for context only, refer to other project drawings for details.
- Drainage boundary lines to be constructed as detailed in design and construction guidance or as stipulated in the water authorities addendum.
- All public sewers are to be the subject of a section 104 agreement of the water industry act 1991.
- Any level of ground level, manholes and sewers are to be checked on site before construction commences and results reported to engineers.
- The contractor is responsible for maintaining continuity of flow and for erecting sewers within the site boundary and limit of works for the duration of the project.
- All drainage ironworks to comply with BS EN241, and be stamped with BS kitemark covers to suit loading as below:
- Highways and roads to be supplied by a supplier to be approved by WBC, otherwise £600 to be used
- dreways and drives - C250
- footways and pedestrian areas - B125
- gardens/lanings - B15
- All sewer pipes, up to, and including 225mm dia are to be vitrified clay to BS EN295. All sewer pipes 300mm diameter and above to be concrete pipes to BS EN1916. Where agreed with adopting authority pipes up to and including 600mm diameter can be PVC-U to BS EN1916.
- All drainage shall be installed and tested strictly in accordance with the manufacturers' printed instructions, BS EN 752, BS EN 1601, local water authority requirements and the building regulations.
- All bedding shall be class s unless noted otherwise.
- All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted type 1 granular material.
- Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 1200mm of cover shall be encased in concrete bed and surround with associated movement joints.
- Drainage laid beneath paths, footways and pedestrian areas (less than 900mm of cover) shall be similarly treated.
- Chambers with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety devices.
- The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
- All sewers to be abandoned must be surveyed to identify any lateral connections that are still live with any found to be reported to the engineer.
- All foul and storm water drains which are not to be adopted as public sewers shall be in accordance with document h of the lateral connections, together with rhb standards chapter 5.3 and b3x301.
- Where pipes pass through footings, retaining or screen walls, lintels to be provided over drains.
- Where inverts are less than 100mm (4 inches) to existing chambers (150mm or 180mm) or are fitting (225 x 100mm) to be used, elsewhere proprietary plastic, brick or pcu to be used and signed in accordance with table 11 of document h of the building regulations (0.6m to invert min 300mm, >0.6m to invert min 400mm).
- Where required 1m deep root barrier of an approved type to be installed vertically along the back edge/kerb of all areas of footway/dermatology to protect from both proposed and existing contamination.
- Construction details subject to refinement through detailed design/technical approval process.

ALL PIPE BEDDING TO BE CLASS
'S' GRANULAR SURROUND
UNLESS NOTED OTHERWISE ON
THE DRAWING

tanhole cover levels are derived from a 3D digital terrain model, final cover levels to suit finished surfaces onsite.

Manhole covers to be located wholly within one surface i.e. grass or hard standing/road. Manhole covers are to be fully accessible to users.

C	03/26	UPDATED TO REFLECT RSA 2 RESPONSES	JJS	CS
B	02/26	LAYOUT AND DRAINAGE NOTES AMENDED	JJS	JS
A	02/26	FOR REVIEW	JJS	CS
Rev	Date	Description	Drawn	Checked



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UNIVERSITY OF READING

THAMES VALLEY SCIENCE
PARK - LODDON GARDEN
VILLAGE LINK ROAD

DRAINAGE STRATEGY
SHEET 3

RUS

500 @ A1	Date FEB 2026	Drawn JJS	Checked CS
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D169-TVSP-0503	C
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