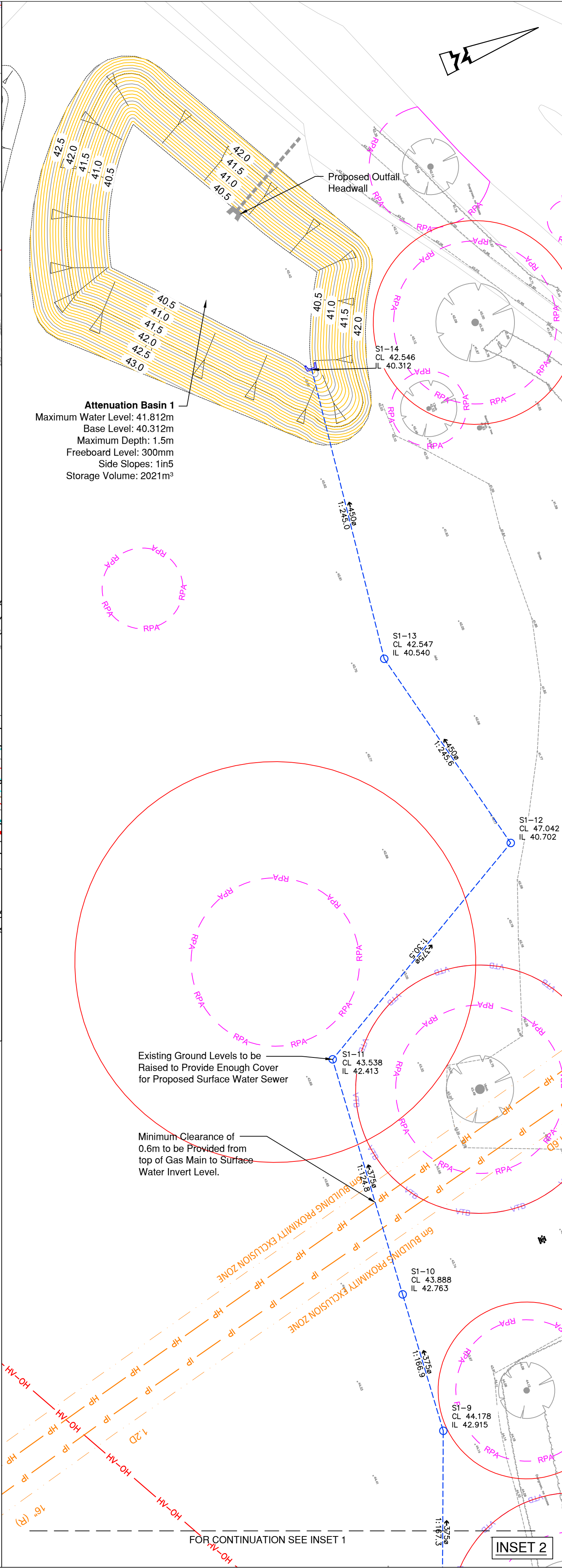
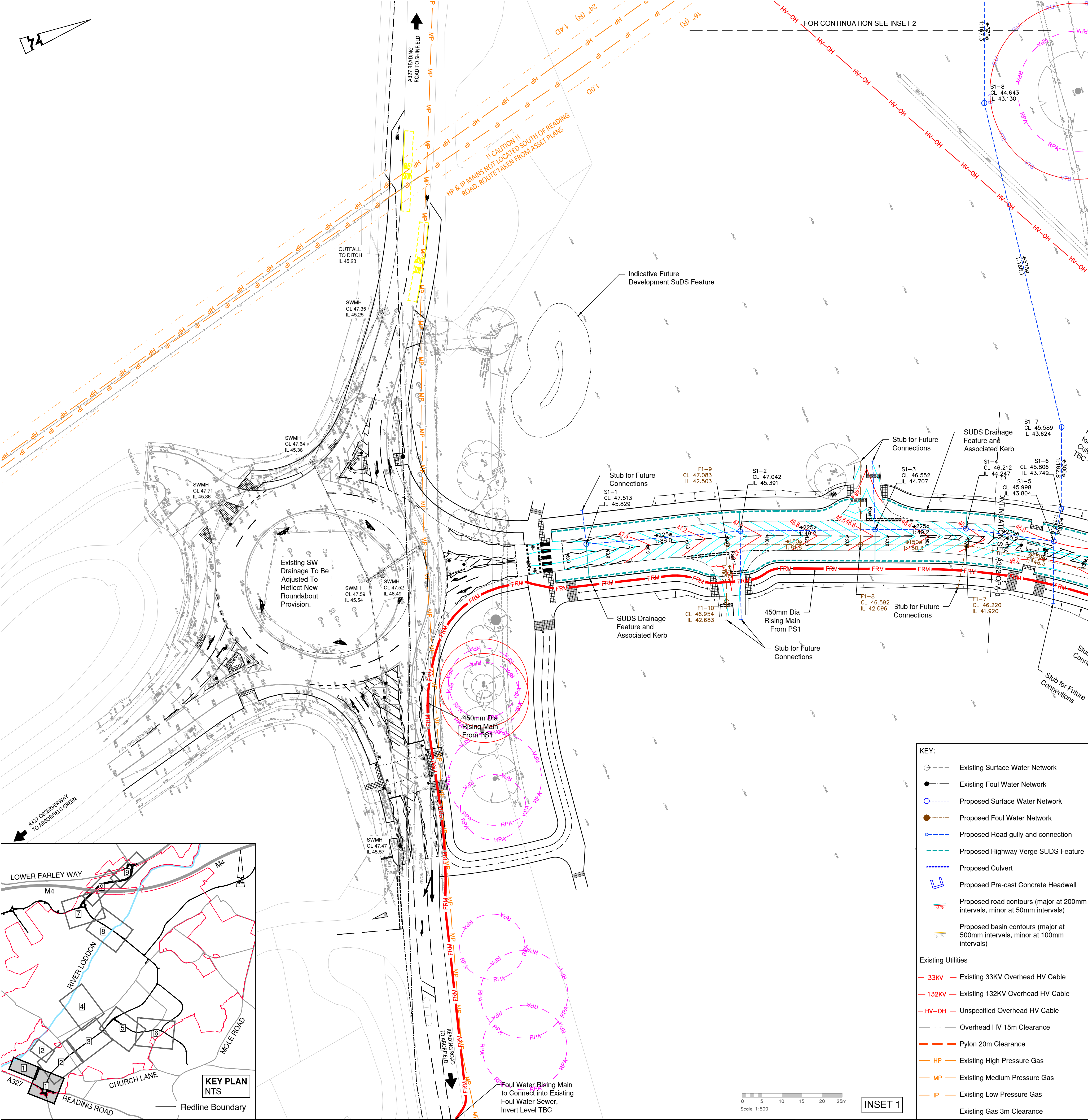




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- All gullies connected direct to drains to be roddable.
- Adequate precautions in accordance with Approved Document H and manufacturers' recommendations to be taken to protect drains (particularly plastic) at shallow depths.
- Trees and shrubs of a large size or heavy canopy with a moderate or high water demand must not be planted within any sewer easement.
- Gullies within and adjacent to area of site works to be suction cleaned at commencement and completion of works.

Rev	Date	Description	Drawn	Checked
B	07.25	KEY PLAN REDLINE BOUNDARY UPDATED	CS	LPA
A	06.25	FIRST ISSUE	JJS	CS

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Client: UNIVERSITY OF READING

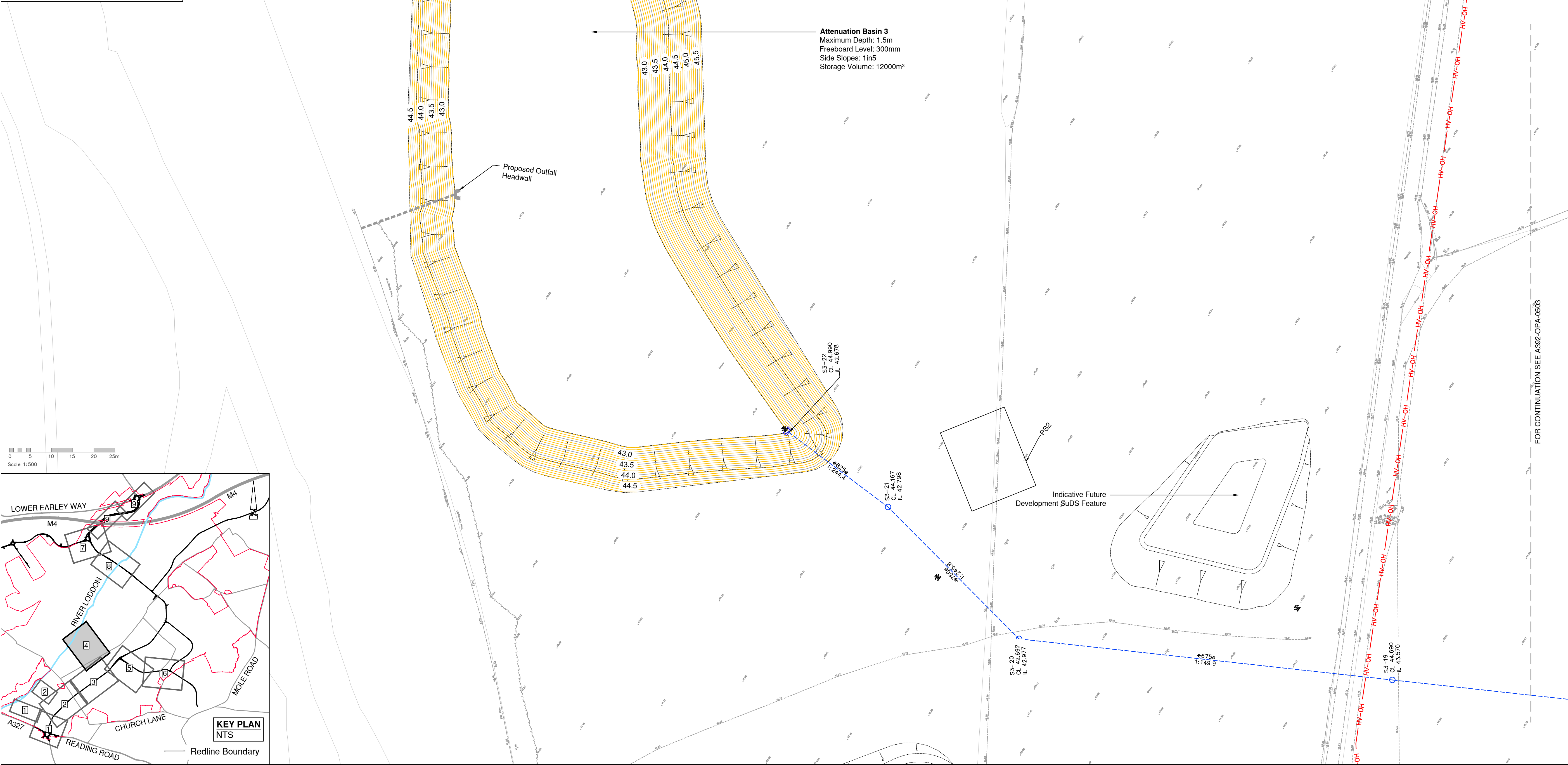
Project: LODDON GARDEN VILLAGE

Title: DRAINAGE AND LEVELS LAYOUT SHEET 1 OF 9

Status:

Scale	Date	Drawn	Checked
1:500 @ A1	JUNE 2025	JJS	CS

Drawing No.	Revision
A392-OPA-0501	B



Do not scale.

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- Gardens/Landscaping - A15

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Gr 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 sub-base 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, footpaths and pedestrian areas with 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 gully connections to use a minimum diameter pipe of 150mm and to be surrounded by a minimum of 150mm of grade C8/C10 concrete over its full length (which should not exceed 15m) and its connection to the carrier system.

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 Building Regulations, together with NHBC Standards Chapter 5.3 and BS8301.

Where pipes pass through footings, retaining or screen walls, lintels to be provided over drains.

Where inverts are less than 0.6m deep (minimum chamber depth 150mm) or access fittings (225 x 100mm) to be used, elsewhere proprietary plastic, brick or pcc is to be used and sized in accordance with Table 11 of Document H of the Building Regulations [$<0.6m$ to invert min DN300, $>0.6m$ to invert min DN475].

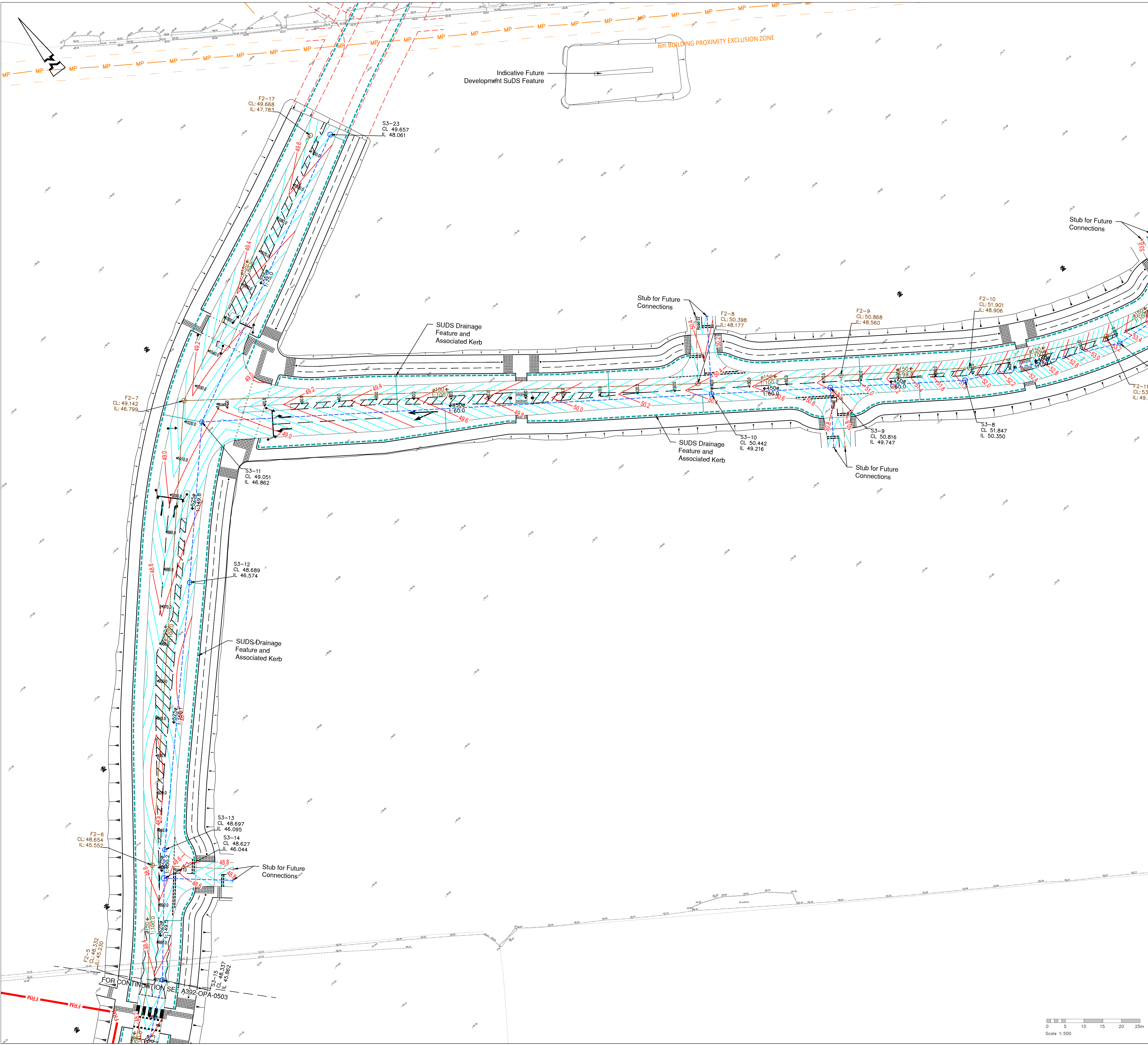
All gullies connected direct to drains to be roddable.

Adequate precautions in accordance with Approved Document H and manufacturers' recommendations to be taken to protect drains (particularly plastic) at shallow depths.

Where a drain or sub-drain is of large size or heavy canopy with a moderate or high water demand must not be planted within any sewer easement.

Gullies within and adjacent to a area of site works to be suction cleansed at commencement and completion of works.

ing No	Revision
392-OPA-0504	B

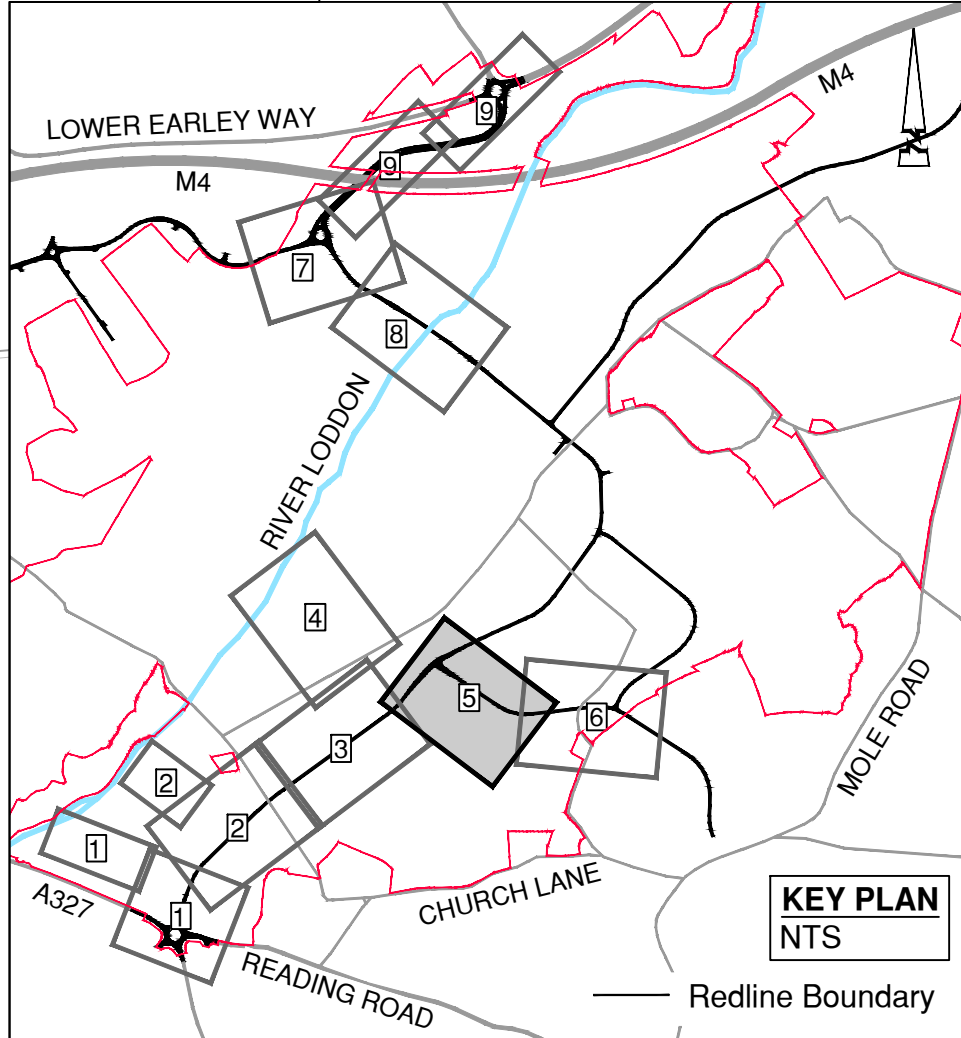


KEY:

- Existing Surface Water Network
- Existing Foul Water Network
- Proposed Surface Water Network
- Proposed Foul Water Network
- Proposed Road gully and connection
- Proposed Highway Verge SUDS Feature
- Proposed Culvert
- Proposed Pre-cast Concrete Headwall
- Proposed road contours (major at 200mm intervals, minor at 50mm intervals)
- Proposed basin contours (major at 500mm intervals, minor at 100mm intervals)

Existing Utilities

- 33KV Existing 33KV Overhead HV Cable
- 132KV Existing 132KV Overhead HV Cable
- HV-OH Unspecified Overhead HV Cable
- Overhead HV 15m Clearance
- Pylon 20m Clearance
- HP Existing High Pressure Gas
- MP Existing Medium Pressure Gas
- LP Existing Low Pressure Gas
- Existing Gas 3m Clearance



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Rev	Date	Description	Drawn	Checked
B	07.25	KEY PLAN REDLINE BOUNDARY UPDATED	CS	LPA
A	06.25	FIRST ISSUE	JJS	CS

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Client: **UNIVERSITY OF READING**

Project: **LODDON GARDEN VILLAGE**

Title: **DRAINAGE AND LEVELS LAYOUT SHEET 5 OF 9**

Status:

Scale	Date	Drawn	Checked
1:500 @ A1	JUNE 2025	JJS	CS

Drawing No: **A392-OPA-0505** Revision: **B**

KEY:

Existing Surface Water Network

Existing Foul Water Network

Proposed Surface Water Network

Proposed Foul Water Network

Proposed Road gully and connection

Proposed Highway Verge SUDS Feature

Proposed Culvert

Proposed Pre-cast Concrete Headwall

Proposed road contours (major at 200mm intervals, minor at 50mm intervals)

Proposed basin contours (major at 500mm intervals, minor at 100mm intervals)

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HV-OH Unspecified Overhead HV Cable

Overhead HV 15m Clearance

Pylon 20m Clearance

HP Existing High Pressure Gas

MP Existing Medium Pressure Gas

IP Existing Low Pressure Gas

Existing Gas 3m Clearance

The main drawing is a detailed site plan for the drainage and levels layout of the Loddon Garden Village. It shows a network of roads including Lower Earley Way, Church Lane, and Mole Road. The plan includes various drainage features such as headwalls (e.g., Headwall IL 53.90, Headwall IL 53.40), culverts, and SUDS drainage features with associated kerbs. Sewer lines are shown with their respective inverts and chainages, including foul water sewers (F2-14, F2-15, F2-16, F2-17) and surface water sewers (S3-1, S3-2, S3-3, S3-4, S3-5). The plan also shows existing utilities like 33KV and 132KV overhead HV cables, and gas lines (HP, MP, IP). A redline boundary is indicated. A note states: "!! CAUTION !! MP MAIN NOT LOCATED AROUND MONK'S COTTAGE. ROUTE TAKEN FROM ASSET PLANS".

KEY PLAN

NTS

Redline Boundary

The key plan shows the location of the site within the Loddon Garden Village. It includes a redline boundary and labels for various roads and features, including Lower Earley Way, Church Lane, Mole Road, and the River Loddon. The plan is numbered 1 through 9, corresponding to the main drawing.

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B 07.25

KEY PLAN REDLINE BOUNDARY UPDATED

CS

LPA

A 06.25

FIRST ISSUE

JJS

CS

Rev

Date

Description

Drawn

Checked

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Project

LODDON GARDEN VILLAGE

Title

DRAINAGE AND LEVELS
LAYOUT
SHEET 6 OF 9

Status

Scale

1:500 @ A1

Date

JUNE 2025

Drawn

JJS

Checked

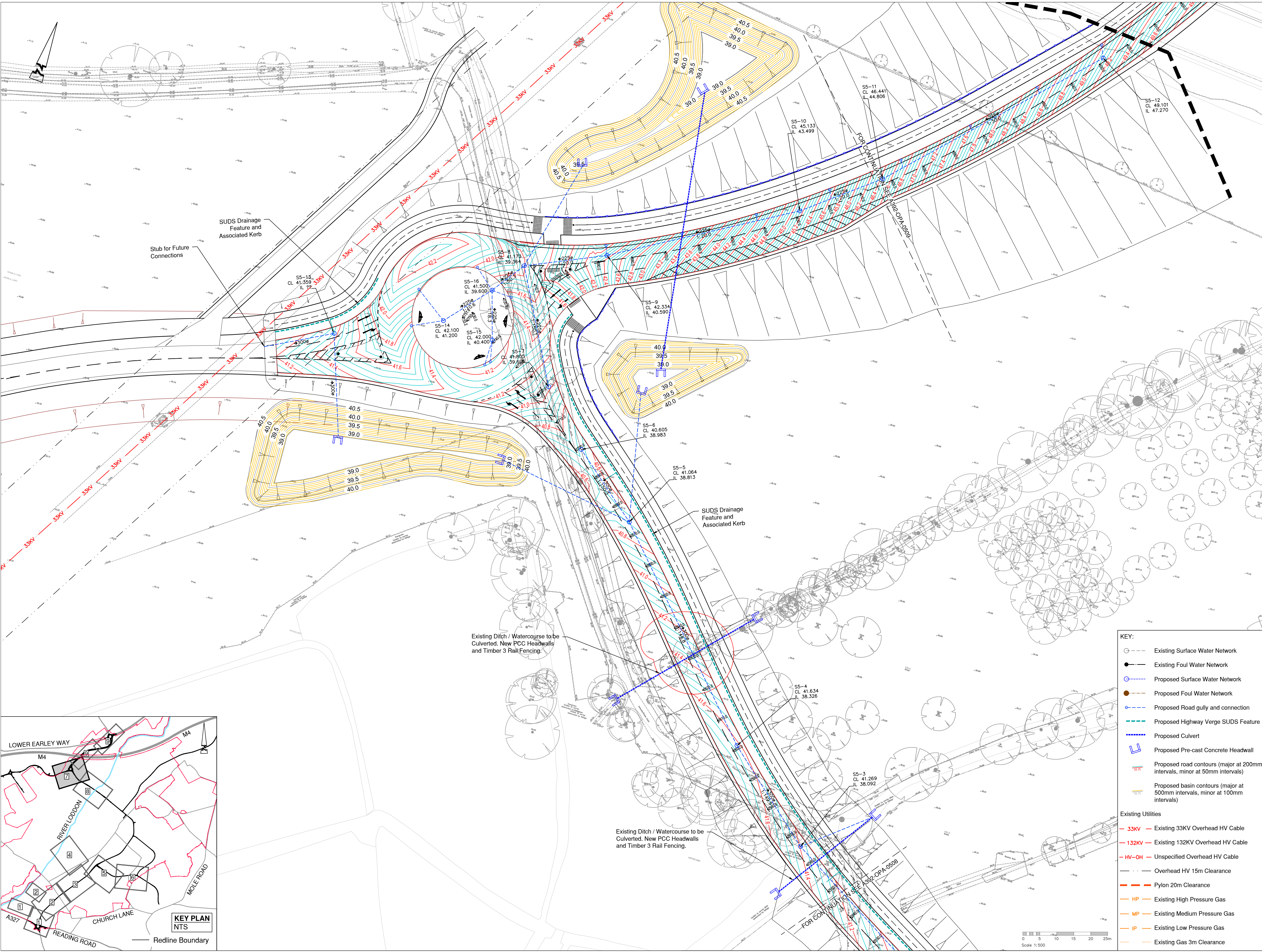
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Drawing No.

A392-OPA-0506

Revision

B



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B	07.25	KEY PLAN REDLINE BOUNDARY UPDATED	CS	LPA
A	06.25	FIRST ISSUE	JJS	CS
Rev	Date	Description	Drawn	Checked

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Client

UNIVERSITY OF READING

Project

LODDON GARDEN VILLAGE

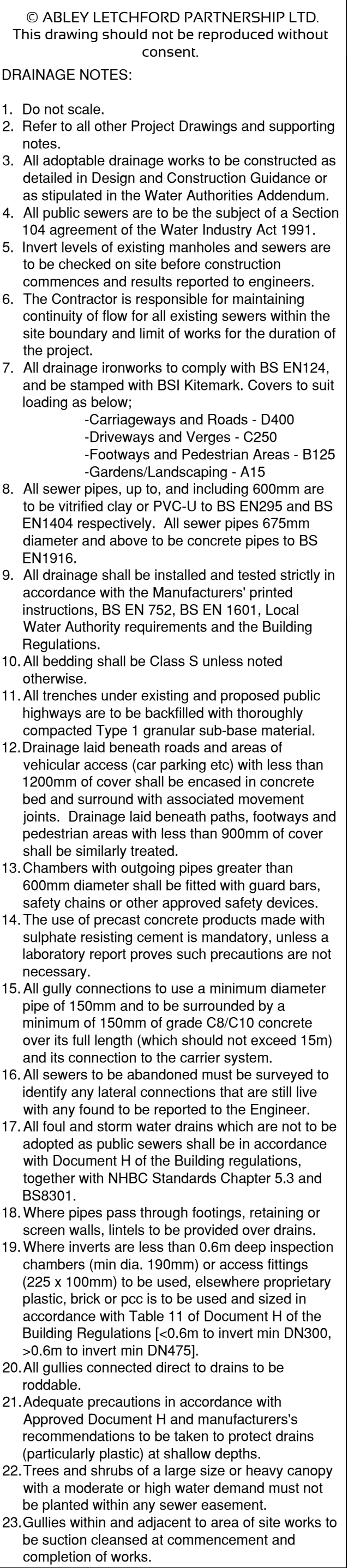
Title

DRAINAGE AND LEVELS
LAYOUT
SHEET 7 OF 9

Status

Scale	Date	Drawn	Checked
1:500 @ A1	JUNE 2025	JJS	CS

Drawing No.	Revision
A392-OPA-0507	B



B	07.25	KEY PLAN REDLINE BOUNDARY UPDATED	CS	LPA
A	06.25	FIRST ISSUE	JJS	CS
Rev	Date	Description	Drawn	Checked



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UNIVERSITY OF READING

Project

LODDON GARDEN VILLAGE

Title
DRAINAGE AND LEVELS
LAYOUT
SHEET 8 OF 9

Status

Scale 1:500 @ A1	Date JUNE 2025	Drawn JJS	Checked CS
Drawing No A392-OPA-0508			Revision B