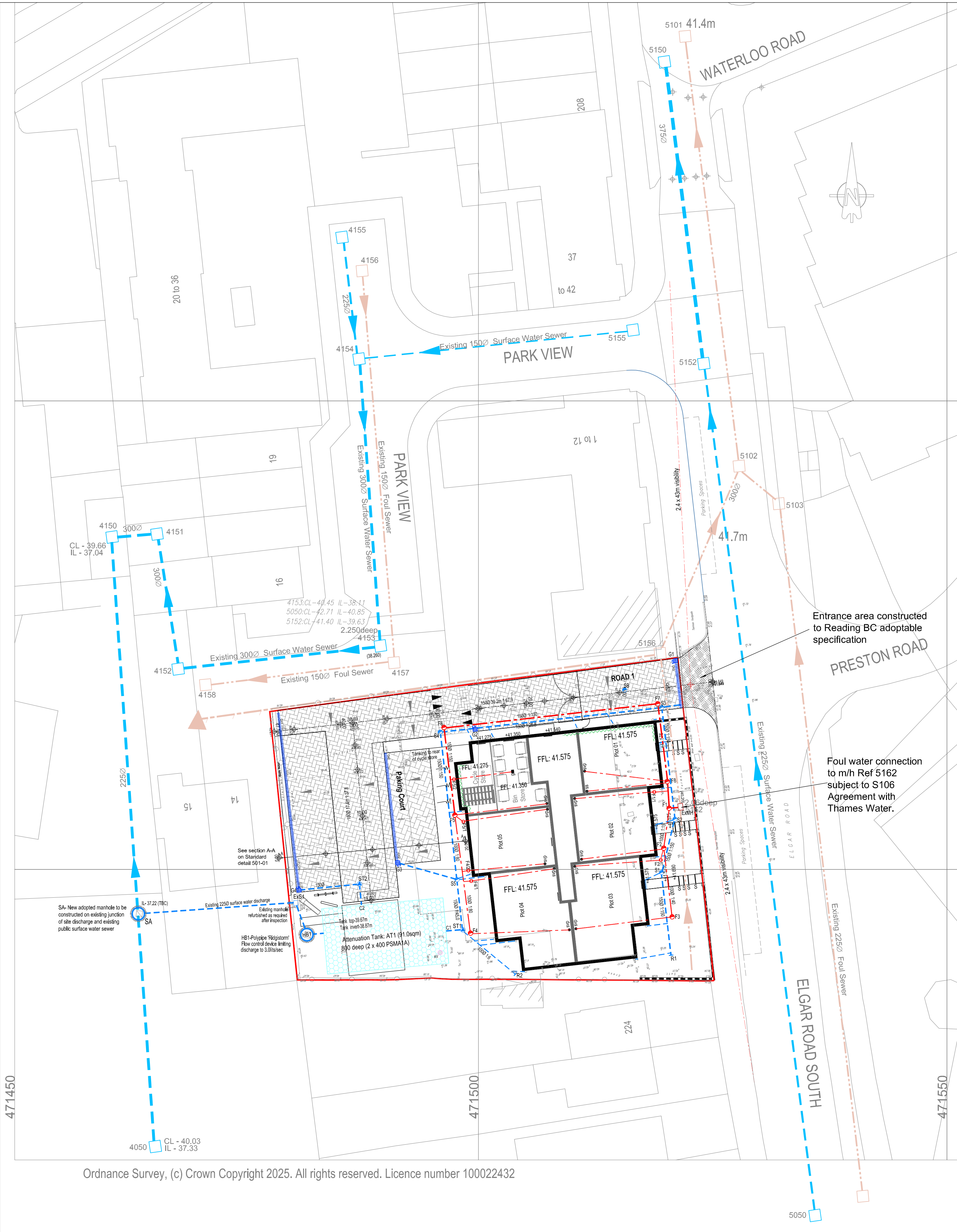




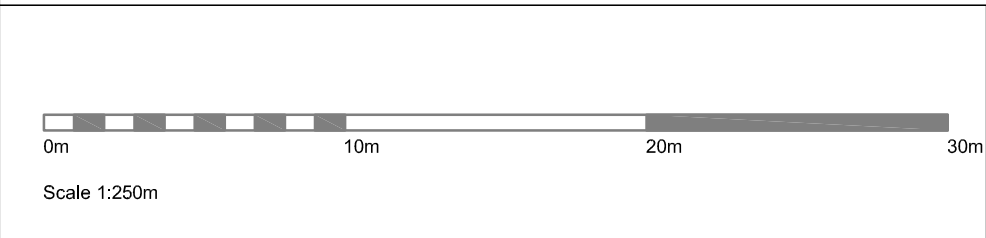
SURFACE WATER DRAINAGE SCHEDULE						
REFERENCE	Cover Level (m)	Invert Level (m)	Depth to Soffit (m)	Size (mm)	Type	Cover Grade
SA	39.80 (TBC)	37.22 (TBC)	1.91	New proposed 1.0m manhole constructed on existing sewer. Cover D400		
ExS1	40.20 (TBC)	38.83 (TBC)	1.145	Existing Levels & size to be confirmed		
S1	41.575	40.940	0.485	450 diameter	3	B125
S2	41.575	40.900	0.525	450 diameter	3	B125
S3	41.830	40.820	0.880	900x675	D	B125
S4	41.10	39.900	1.050	450 diameter	3	B125
S5	41.10	39.800	1.150	450 diameter	3	B125
ST1	41.40	39.670/39.720	1.580	450 diameter	5	B125
ST2	40.50	39.635	0.715	450 diameter	5	B125
C1	41.40	39.520	1.450	Connection into AT1		
C2	40.60	39.520	0.930	Connection into AT1		
R1	42.25	41.000	1.100	Rodding Eye	RE	B125
R2	41.90	40.90	0.900	Rodding Eye	RE	B125
HB1	40.40	38.850	1.325	1200 diameter Polypipe flow control		D400

FOUL DRAINAGE MANHOLE SCHEDULE						
REFERENCE	Cover Level (m)	Invert Level (m)	Depth to Soffit (m)	Size (mm)	Type	Cover Grade
F1	41.45	40.337/40.387	0.963	450 diameter	3	B125
F2	41.42	40.637	0.683	450 diameter	3	B125
F3	41.70	40.825	0.775	450 diameter	3	B125
F4	41.42	40.832	0.488	450 diameter	3	B125
F5	41.42	40.623/40.673	0.647	450 diameter	3	B125
F6	41.10	40.560	0.390	900x675	D	B125
F7	41.73	40.406	1.174	450 diameter	3	B125
F8	41.42	40.357	0.963	450 diameter	3	B125
F1/1	41.42	40.75	0.570	250 diameter	4	B125
F2/1	41.42	40.75	0.570	250 diameter	4	B125
F4/1	41.42	40.825	0.495	250 diameter	4	B125
F4/2	41.42	40.825	0.495	250 diameter	4	B125
F5/1	41.42	40.690	0.470	250 diameter	4	B125
F5/2	41.42	40.70	0.475	250 diameter	4	B125

- Legend:
- Existing foul drainage (from records)
 - Existing foul rising main (from records)
 - Existing surface water drainage (from records)
 - 450Ø Type 3 manhole
 - 280Ø Type 4 inspection chamber
 - 450mm Ø Silt Trap
 - Domestic foul water drainage
 - Domestic surface water drain.
 - Threshold slot drain as identified in Note 13
 - Flow control device limiting discharge to 3.0lts/sec from attenuation storage to outfall, Polypipe 'Ridgistor' or similar approved
 - 800mm deep lined Polystorm cellular surface water attenuation storage (2x400 PSMA1A) with air valve designed in accordance with Environment Agency criteria for 1 in 100yrs storm + 45% for climate change, showing connections
 - Polypipe 1000x139x201 'Permatreat-EA' (with reference for maintenance)
 - Unadopted highway gully with reference for maintenance
 - Proposed Finished Floor Level
 - Carriageway crossfall
 - Impermeable block paved access road and parking
 - Area of new entrance constructed to adoptable specification
 - Proposed finished level - See Drg No. 501-04 for further levels
 - Slope: maximum 150mm rise
 - Boundary wall (see architects details)
 - Tanking
 - Site Boundary

- Notes:
- All levels relate to Ordnance Datum.
 - All Highway work's on or adjacent to existing public highway shall be executed in accordance with the Traffic Safety Code for Roadwork's and Chapter 8 of the Traffic Signs Manual.
 - All the commencement of works on site the contractor is to carry out trial pits and liaise with Utility Companies in order to establish the exact position of all existing statutory utility plant in the vicinity of works and take adequate precautions or their protection.
 - The Contractor is to comply fully with the CDM Regulations in the course of constructing the works.
 - Highways in the vicinity of the works must be kept free from mud, debris and dust falling from vehicles or the wheels of vehicles connected with the works.
 - All drain and sewer pipes to be laid soffit to soffit, unless shown otherwise. All domestic sewers shall be 100mmØ unless shown otherwise. Connections from gullies shall be 150Ø.
 - Minimum gradient for 100Ø SW is 1:100 and 100Ø FW is 1:80 with one WC connected otherwise 1:40. Bedding for domestic drainage Class B. All pipe runs near buildings to comply with the Building Regulations 2010 Part H11.
 - Position of soil pipes, standing wastes, wc outlets etc. are shown on the Architect's working drawings. Rainwater downpipes to be checked against Architects details to ensure compatibility. Rainwater downpipes to have rodding access facilities where surface water drainage passes under buildings.
 - All concrete and concrete products to be in accordance with BRE 363 for sulphates.
 - All slab levels shown are for guidance only and may need to be adjusted on site, subject to approval by the engineer.
 - Do not scale from this drawing, work only from stated dimensions or setting out details.
 - Refer to tables for manhole schedules.
 - Where paths falls towards the entrance doors use suitable linear/slot drainage system connected to surface water system as per architects details.
 - Surface water drainage to be connected to catchpit manhole prior to discharge to attenuation tank.
 - Surface water drainage attenuation is designed in accordance with Environment Agency criteria and has been designed for a 1 in 100year storm return + 45% increase for climate change.
 - Prior to construction of any drainage works, the Contractor is to confirm the Invert level of receiving sewers. Any variations from the designed level shown on the drawings shall be reported to the Engineer in advance of construction works commencing.
 - Where connections to drain runs are not at manholes/inspection chambers connections should be made using oblique 45° junctions.
 - Surface water and foul drainage connections to public sewers subject to S106 agreements with Thames Water.
 - This drawing is to be read in conjunction with all relevant engineering drawings issued by Kazys Narbutas Consulting for this site only.
 - Where indicated tree root barriers to be installed to arboriculturist details and specifications.

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- RISK ANALYSIS KEY:
- Indicates a residual risk requiring a compulsory action
 - Indicates a residual risk for information
 - Indicates a residual risk requiring a prohibitive action
 - Indicates a residual risk as a Warning

- SAFETY, HEALTH & ENVIRONMENTAL INFORMATION
CDM Regulations 2015
- In addition to the hazards/risks normally associated with the type of work detailed on this drawing note should be made of the following:
- Working in vicinity of live highway
 - Services to be located prior to any excavation work being undertaken
 - Working on live foul sewers
 - Deep excavations
- It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. Contractor is not relieved of any of his obligations under all applicable health and safety regulations.

Rev.	Date	Details	Initials
1	29.01.26	Cross over removed and entrance amended to bellmouth	KN
2	10.12.25	Permeable paving replaced, permeavoid removed	KN
3	04.12.25	Drainage levels/details added	KN
4	25.11.25	Drainage design and outfall amended	KN
5	21.08.25	Drainage channels amended to Polypipe 'Permatreat-EA'	KN
6	11.09.25	S106 notes added, entrance construction identified	KN
7	07.08.25	Building level and cover levels adjusted	KN
8	07.08.25	Proposed external levels removed	KN
9	01.08.25	First Issue	KN

Drawing Status
PRELIMINARY

Project
**ELGAR ROAD
READING**

Client
Abri

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Engineering Details Drainage Layout				
Drawn	Checked	Scale	Paper Size	Date
KN		1:250	A1	08.25
Job No.	Drawing No.			Revision
KNC2508	502-01			1