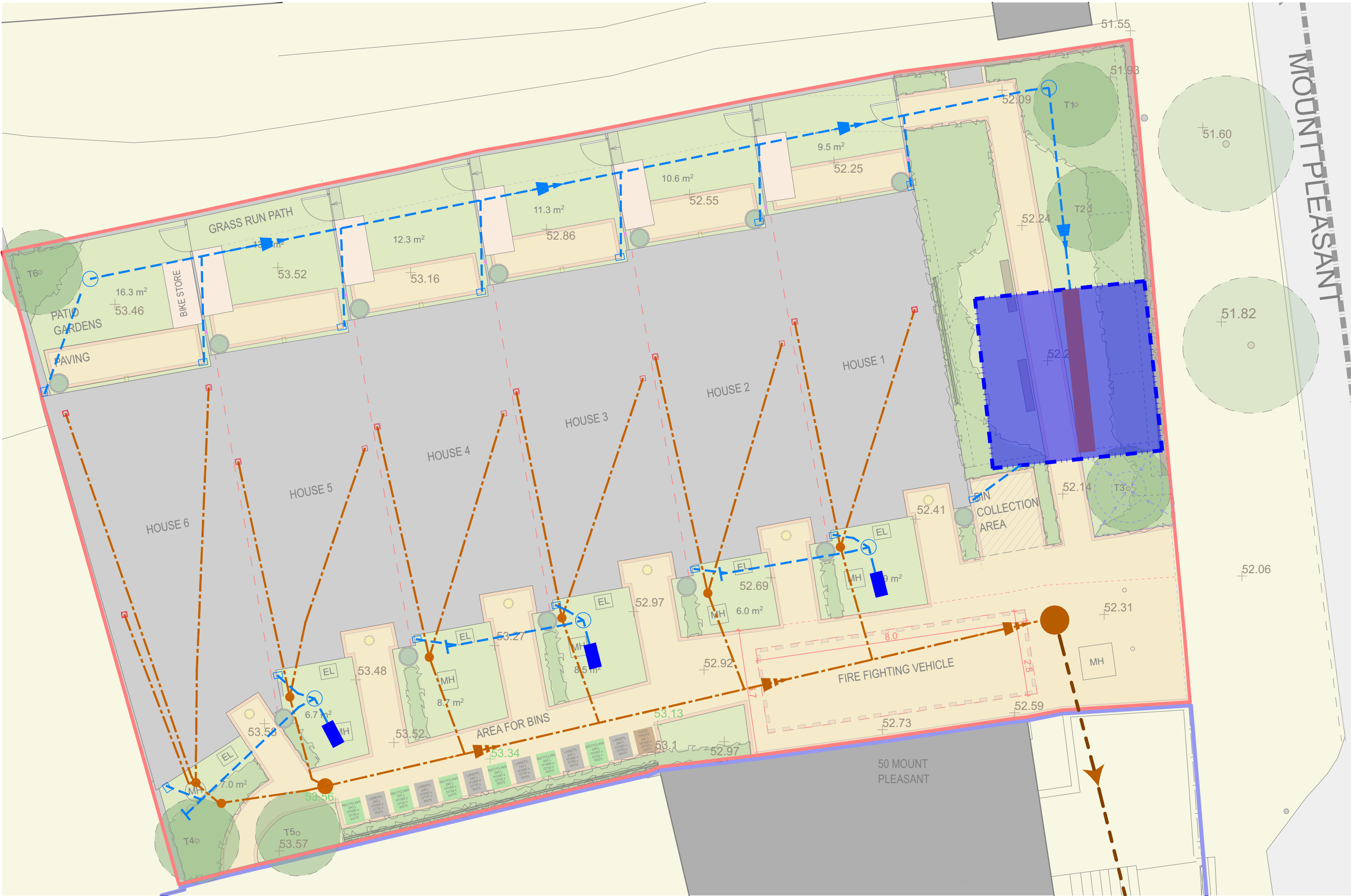




Below ground drainage block plan overlay

1:100

Drainage design shown as per drawing '2214-VEC-XX-XX-DR-C-2204-C2-Drainage Design Plan'

Drawing '2214-VEC-XX-XX-DR-C-2204-C2-Drainage Design Plan' extract. Please refer to original for existing drainage detail

Private Drainage Notes

- This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist documents provided.
- All lateral connections for dwelling drainage shall be 100mm unless stated otherwise and must extend a minimum of 500mm behind the back of the footpath (where relevant).
- All pipes to be UPVC. Surface and Foul water pipes shall be 100mmØ laid to a fall of 1:80 unless noted otherwise, or as indicated by size and invert levels. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
- Building drainage shall comply with BS 8301 1985, BS EN 752 and Building Regulations Part H.
- Gully top and manhole cover specification to be in accordance with BS EN 124 and located in accordance with the intended use and loading classification.
- This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
- Cover and invert levels are indicative and may vary on site. Any irregularities to be communicated with the engineer immediately. In any case the following minimum cover to depth of cover to the crown of pipes without protection shall be as follows:
 - Domestic driveways, parking areas and yards with height restrictions to prevent entry by vehicles with a gross weight in excess of 7.5 tonnes - 0.3m
 - Domestic driveways, parking areas and narrow streets without footways (e.g. Mews developments) with limited access for vehicles with a gross weight in excess of 7.5 tonnes - 0.3m
 - Agricultural land and public open space - 0.9m
 - Other highways and parking areas with unrestricted access to vehicles with a gross weight in excess of 7.5 tonnes - 1.2mNote: any protection required where drainage does not comply with a-e above shall be as follows:-
 - Verified clay pipes - provide a 100 mm min. thick concrete bed and surround (instead of class 'S' bedding) and a 13 mm thick compressible filter at each joint.
 - UPVC pipes - provide a concrete bridging (in addition to class 'S' bedding) in accordance with appendix A15, Building Regulations part H.Note: in-situ concrete used in connection with a) and b) above shall be standard mix GEN3 in accordance with BS 5328.
- Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
- All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
- All new private shallow 250mm diameter surface water and foul inspection chambers and rodding eyes shown without cover levels (CL). CL shall be assumed to be at external ground level, and invert levels (IL) are to be typically between 450 and 600mm below CL, subject to the length of the internal house connections.
- All low spots on hardstanding areas to have double gullies.
- Prior to topsoiling of rear gardens, the gardens should be reworked, rotavated or decompacked to a depth of 600mm. Once this is carried NO PLANT to access these areas, any further consolidation of subsoil to be reworked as necessary. Before reworking or rotavating the Contractor is to mark all drain runs in the area.
- Pipe bedding to be Class 'S' Bedding (100mm granular bed and surround), unless protected. Refer to point 7.
- Excavations for manholes, pipe runs etc located within a 45 degree load distribution spay from any adjoining existing foundations, are to be adequately supported for the duration of the works and building drainage protected.
- Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation, minus 500 mm.
- Where excavations for pipe runs are parallel and in close proximity to each other and/or other service trenches, the contractor shall ensure that adequate safety measures, including temporary shoring, are provided in line with current Health & Safety Legislation and good practice. Particular attention is to be paid to adjacent trenches of differing invert levels.
- All existing drainage found on site during the works shall be investigated, its operational status confirmed, and the following applied:-
 - Inoperative drainage shall be cut back and pipe runs filled with concrete grout.
 - 'Live' drainage shall be temporarily re-routed to allow the new drainage to be constructed.Where existing drainage is to be re-used including road, building and external drainage systems, the contractor shall ensure that all chambers and drainage runs are cleaned, de-silted and made good.
- Covers to existing chambers to be re-used shall be replaced where necessary to suit proposed development loading class, see note 5. Chamber covers shall also be adjusted to suit final ground levels as necessary.
- Where necessary, existing chambers shall be re-benched to suit new pipework arrangement.

LEGEND

- Site Boundary
- No 50 Mount Pleasant Home Boundary
- Foul Water Mains Drainage, to be built in accordance with DCG March 2020.
- Private Foul Water Inspection Chamber, 450mm dia, polypropylene up to 3000mm deep, Max. pipe diameter 150mm.
- Surface Water Mains Drainage, to be built in accordance with DCG March 2020
- Private Surface Water Inspection Chamber, 450mm dia, polypropylene up to 3000mm deep, Max. pipe diameter 150mm.
- Private Permeable Paving
- Aqua Cell Core Cellular Crate Storage, or similar approved
- Aqua Cell Plus Cellular Crate inspection units, or similar approved
- Existing Surface Water Drainage
- Existing Foul Water Drainage
- Permeavoid Diffuser/Inlet
- Private Rodding Eye

References:

- Topo Survey, MIC Surveys - Drawing No: MIC/MS0085 Rev:003 - Date 27.02.2023
- Existing and Proposed Elevations, Hives Architects - Dwg No: 2787 014 P2 - Rev P2 - 11.06.2021
- Block Plan, Urban Grain, 3D views, Hives Architects - Dwg No: 2787 002 P7 - Rev P7 - 02/01/2021
- Site Location Plan, Hives Architects - Dwg No: 2787 01 P1 - Rev P1 - 24.12.2020
- Level Design Plan, Vector Structures Limited - Dwg No: 2214-VEC-XX-XX-DR-C-2100-P1 Rev P1 - 23.06.2023

NOTES

ORIGINAL A2

NOT FOR CONSTRUCTION
THIS DRAWING IS PREPARED FOR PLANNING ONLY. THIS DRAWING IS BASED ON OS INFORMATION AND OUTLINE SURVEY BY MIC SURVEYS ONLY. THE PROPOSAL IS SUBJECT TO PLANNING, BUILDING CONTROL, DETAILED DESIGN, CDM, LEGAL INVESTIGATIONS, SURVEY, ETC. NO STRUCTURAL SURVEY, OR ADVICE HAS BEEN USED IN THE COMPILATION OF THESE DRAWINGS. AREAS SHOWN ARE APPROXIMATE, AND SUBJECT TO DETAILED DESIGN.

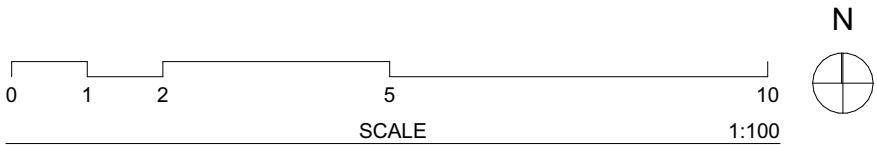
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Revision
30/07/2026 PLANNING ISSUE

For further details on block plan, please refer to drawing 2787 002 Block Plan, Urban Grain, 3D views

For further detail on planting, please refer to Landscape Implementation and Maintenance Plan prepared by Camplan, and drawing 2787 019 Landscape Plan

No changes proposed to existing as-built services. Proposed landscape and existing below ground services overlay is shown on drawing 2787 021



Client
BLOOMFIELD HOMES LIMITED

Job title
40-48 Mount Pleasant, Reading, RG1 2TD

Drawing Title
Below ground drainage block plan overlay

Scale
1:100 @A2

Project Status
PLANNING

Drawn
GP

Checked
HW

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Project Drawing Revision
2787 020P6