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GENERAL

- All levels are in metres above Ordnance datum (AOD) unless otherwise stated.
- Where applicable, all depths are referenced to the topographical survey levels (AOD) and not to any modified ground surface levels resulting from the placement or removal of stockpiles or other temporary materials.
- Do not scale from this drawing. Only written dimensions are to be used.
- This drawing must be read in conjunction with all other drawings issued by Virec CE, as listed in the final drawing register, including Architect's and Structural Engineer's drawings and specifications.
- Note that the electronic information in this drawing cannot be guaranteed as dimensionally exact. Figured dimensions must be used for setting out and detailing purposes.
- Promptly report any discrepancies or variances to Virec CE for timely clarification before commencing the works.

BASIS OF DESIGN / THIRD PARTY REFERENCES
The background information shown on this drawing is

The background information shown on this drawing is based on the following:

- A. Site Layout: Persimmon Homes (Thames Valley), Ref. 5111_NMA_100, Rev. A dated Mar.2024.
B. Holly Drive Topographical Survey: MK Surveys,, Ref. 34710 Rev. - dated August 2024.
C. Lyminster Bypass Topographical Survey: Brehny Civil Engineering., Ref. BCE\01410\AC\0700 Rev. AC dated 20.07.2024.
D. Allotment Topographical Survey: Sub Vision Surveys,, Ref. SS-PH-013 Rev. - dated Mar. 2022.
E. VCE accepts no responsibility for inaccuracies in the data provided by third parties.

DRAINAGE NOTES

1. The LEAP Environmental Remediation Method Statement indicates that the ground in the area of the proposed soakaway is not affected by contamination. No surface water infiltration shall occur in contaminated ground unless appropriate remediation has been undertaken.
2. Sewers and drains to be constructed in accordance with the Building Regulations, BS EN 752 and the Sewerage by-laws.
3. The indicated cover levels are nominal and subject to adjustment to suit finished ground levels as necessary.
4. All manhole ironworks to comply with BS EN 124, and be stamped with BS1 Kitemark.
5. Manhole covers to have sufficient durability of solid resistance to BS EN 124 to ensure robust slip-resistance in dry, wet, or worn conditions.
6. All manholes covers parallel to the adjacent kerbline, unless there is a valid reason for an alternative orientation.
7. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to the site conditions.
8. Gully laterals are to be to SHW Clause 501 and BS EN 1401 if they are to be UPVC.

Table 1: Domestic Drainage Manhole Types and Cover Loading Classes

TYPE	DEPTH	DESCRIPTION	TYPE	DEPTH	DESCRIPTION	COVER LOADING CLASS	
						LOCATION	CLASS
B	1.5m to 3.0m	min. 1200mm diameter Rigid (PC) access chamber (Man Entry)	D F	0.6m to 3.0m	min. 450mm diameter Flexible (uPVC) access chamber (Non Entry)	Roads / Drained access	D400
C	<1.5m	min. 1500mm diameter Rigid (PC) access chamber (Man Entry)				Drainage / Crossover	B125
						Garden / Pedestrian only / Sewer / Cyclistway	A15

Type B manholes to be used where more than 10 properties are connected.

Note (1): All domestic manholes to be type D-F with suitable cover load class unless otherwise annotated on the layout.

KEY:

Application Boundary
(as shown on site layout)

Private Surface Water Manhole and Sewer
(Manhole Type shown where required) (CP)= Catchpit req.
(Refer to drawing number 519.1.VCE.505 for details)

Private Yard Gully with 100mm min./150mm dia. outlet pipe with 150mm concrete bed and surround. Class D400 hinged gully grate and frame.

(Refer to drawing number 519.1.VCE.506 for details)

Private Cellular Soakaway
(Refer to drawing number 519.1.VCE.506 for details)

Indicative Alignment of 30mm Ø Metered Water Supply
(Subject to utility engineer's details)

Indicative Location of a Water Tap
(Subject to detailed specification by others)

The contractor must contact utilities companies prior to excavation to identify buried and overhead services. It is their responsibility to locate and protect these services in accordance with HSE guidance (HSG47 and GS6). Any existing services that fall within the proposed construction layers must be lowered below the sub-base level.



SCALE BAR 1:500 at A1

T2	01.08.25	Plan amended per Client's mark-up and comments dated 15/07/25.	SRV	VPI	VPI
T1	27.06.25	Initial Tender issue.	SRV	VPI	VPI
REV	DATE	DESCRIPTION:	DRN	CKD	APP
STATUS:					

TENDER ISSUE



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VCE REF. 007-1004

TITLE:

OVERALL DRAINAGE LAYOUT

SCALE AT A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	27.06.2025	SRV	VPI	VPI
PROJECT NO:		DRAWING NO:		REVISION:
519		519.1.VCE.0500		T2