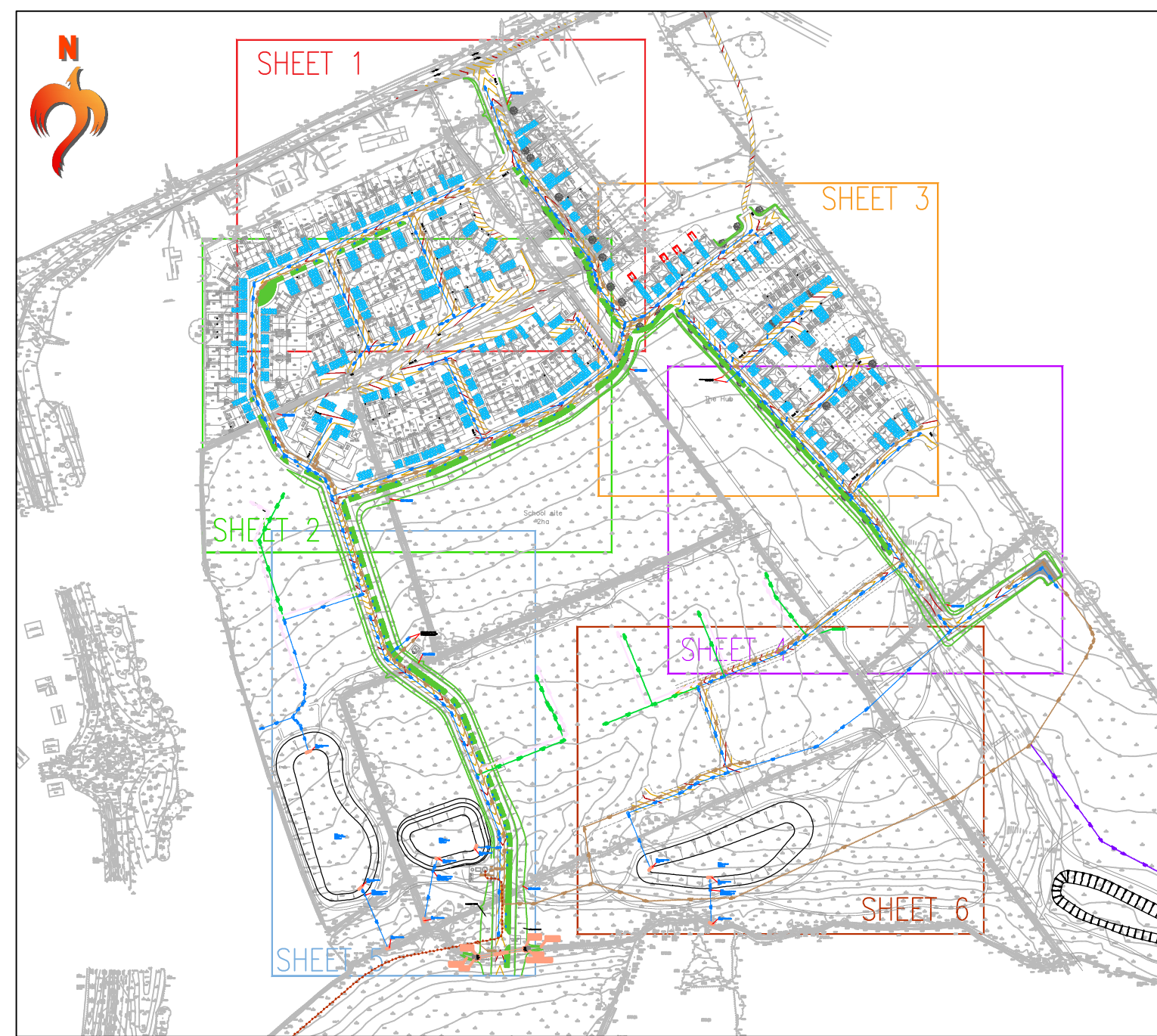




- GENERAL NOTES**
- DO NOT SCALE
 - THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS AND SITE DIMENSIONS AND LEVELS, INCLUDING SENSITIVE LEVELS, BEFORE WORKS START ON SITE. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING LEGISLATION, BRITISH STANDARDS, BUILDING REGULATIONS ETC.
 - POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPARATUS ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK
 - 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 DOCUMENT PROVIDED.
 - ANY ANOMALY OR CONTRADICTION BETWEEN ANY OF THE ABOVE IS TO BE REPORTED TO THE DEVELOPER
 - ALL WORKS FOR ADOPTION UNDER A SECTION 104 AGREEMENT SHALL BE CARRIED OUT TO THE NATIONAL DESIGN GUIDE AND THE REQUIREMENTS OF THE LOCAL WATER AUTHORITY.

- PRIVATE/GENERAL DRAINAGE NOTES**
- ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8301 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.
 - THE CONTRACTOR IS TO CHECK THE LEVEL OF EXISTING SEWERS BEING USED AS OUTFALLS OR CROSSING PROPOSED DRAINAGE RUNS PRIOR TO LAYING ANY PIPES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER
 - PRIVATE HOUSE DRAINAGE WILL BE FLEXIBLY JOINTED PLASTIC OR CLAY PIPEWORK. DIAMETER 100mm UNLESS SHOWN OTHERWISE
 - ALL CONNECTIONS WHEN LAD SHALL BE PLUGGED, PROTECTED AS NECESSARY AND MAINTAINED WITH A STAKE FOR FUTURE USE
 - FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 900mm IN VEHICULAR AREAS OR 800mm IN OTHER AREAS, PROTECTION IN THE FORM OF TYPE 'P' CONCRETE SURROUND IS REQUIRED
 - WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS UNLESS ARE TO BE PROVIDED OVER, UNDER BUILDINGS PIPES SHALL BE SURROUNDED WITH 150mm THICKNESS OF GRANULAR MATERIAL. WHERE DRAINS PASS WITHIN 1m OF BUILDINGS THE WALL FOUNDATION SHALL BE TAKEN DOWN BELOW THE INVERT OF THE PIPE
 - WHERE DRAINS DO NOT EXCEED 600mm DEEP PLASTIC OR CLAY ACCESS FITTINGS MINIMUM DIAMETER 225mm SHALL BE USED. ELSEWHERE PROPRIETARY PLASTIC OR PRECAST CONCRETE INSPECTION CHAMBERS SHALL BE USED. UNLESS SHOWN OTHERWISE IN INSPECTION CHAMBERS ARE TO BE 600mm BELOW DPC LEVEL AND SW CHAMBERS AND ROOFING EYES TO BE 450mm BELOW DPC
 - ALL GULLIES AND DOWNPipes DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE ROADABLE
 - LEVELS AT DRAINAGE ACCESS POINTS ARE INVERTS
 - WHERE POSSIBLE, DRAINAGE RUNS SHOULD BE LAD AT A MINIMUM OF 5m FROM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR WORKS EXTENSIONS
 - ALL DRAINAGE SHALL BE LAD UPSTREAM AND EACH RUN BETWEEN MANHOLES SHALL BE LAD COMPLETE PRIOR TO BACKFILLING. WHERE THIS IS NOT PRACTICAL TRAIL HOLES OR OTHER MEANS OF IDENTIFYING THE LINE AND LEVEL OF SERVICES SHALL BE CARRIED OUT PRIOR TO WORKS COMMENCING
 - ALL BRINK DRAINS, OR CONNECTIONS, ARE TO DISCHARGE TO THE COLLECTORS OBEDIQUELY, AND IN THE DIRECTION OF THE MAIN FLOW
 - ALL LOW SPOTS ON HARDSTANDING AREAS TO HAVE YARD GULLIES/ACO
 - ALL MANHOLES/ INSPECTION CHAMBERS LOCATED WITHIN TRAFFICKED AREAS TO HAVE MINIMUM OF 8125 COVERS, D400 IN ALL HIGH AREAS
 - BACKDROP TO BE USED WHERE PIPE GRADIENT EXCEEDS 1/5 OR LATERAL CLASHES WITH MAIN SEWER
 - WHERE GULLY IS LOCATED WITH NO LEVEL, GROUND WORKER TO CREATE LOW SPOT FOR WATER TO RUN OFF TO, TYPICALLY 50mm LOWER
 - STEPS TO BE MAXIMUM OF 150mm RISE FOR PART M ACCESS. UP TO 200mm ELSEWHERE
 - ALL SURFACE WATER LATERAL DRAINAGE TO BE 150mm UNLESS SHOWN OTHERWISE. ALL FOLL LATERAL DRAINAGE TO BE 100mm UNLESS TAKING FLOWS FROM MORE THAN 10 PROPERTIES OR NOTED OTHERWISE
 - ALL LATERAL DRAINAGE ROUTES ARE SHOWN INDICATIVELY
 - ALL LATERALS ARE TO BE IN ACCORDANCE WITH WHEB STANDARDS 2022, 5.3.4 FOLL AND SURFACE WATER DISPOSAL
 - IT IS THE DEVELOPERS RESPONSIBILITY TO CROSS REFERENCE SUITABILITY OF METER BOX LOCATIONS RELATIVE TO RETAINING WALLS AND UNDERBUILD. BOXES ARE TO EITHER BE RELOCATED OR DEVELOPER TO INSTRUCT ALTERNATIVE ENGINEERING SOLUTION

- PLANNING KEY**
- FOUL SEWER & MANHOLE (PHASE 1)
 - SURFACE WATER SEWER & MANHOLE (PHASE 1)
 - FOUL SEWER & MANHOLE (FUTURE PHASE)
 - SURFACE WATER SEWER & MANHOLE (FUTURE PHASE)
 - RISEING MAN (Ø TBC)
 - PERMEABLE PAVING
 - ADOPTABLE BIOTENTION VERGE
 - FLEX MSE HEADWALLS

CDM

CONSTRUCTION OF 3m+ DEEP MANHOLES.
CONTRACTOR TO PRODUCE SUITABLE METHOD STATEMENT TO UNDERTAKE DEEP EXCAVATION WORK.

0 5 10 15 20
SCALE 1:250 (A1)
METRES

B 03.07.26 PLANNING
Revision
Project: Blackmore Farm Melksham
Client: DAVID WILSON HOMES
Drawing: Phase 1 Site Wide Drainage Sheet 1
Scale: 1:250 @ A1 Date: March 2026 Drawn by: NL
Drawing No: 10466 - 106 - 01 Rev: B
PHOENIX DESIGN Partnership Ltd
Unit 2, Watney Garage, Melksham, Wiltshire, SN12 8PH
Tel: 01753 676600 Email: enquiries@phoenixdesign.co.uk www.phoenixdesign.co.uk
This drawing is the copyright of Phoenix Design Partnership Ltd. No liability will be accepted for amendments to others to either the printed or digital format.
Dwg Status: PLANNING