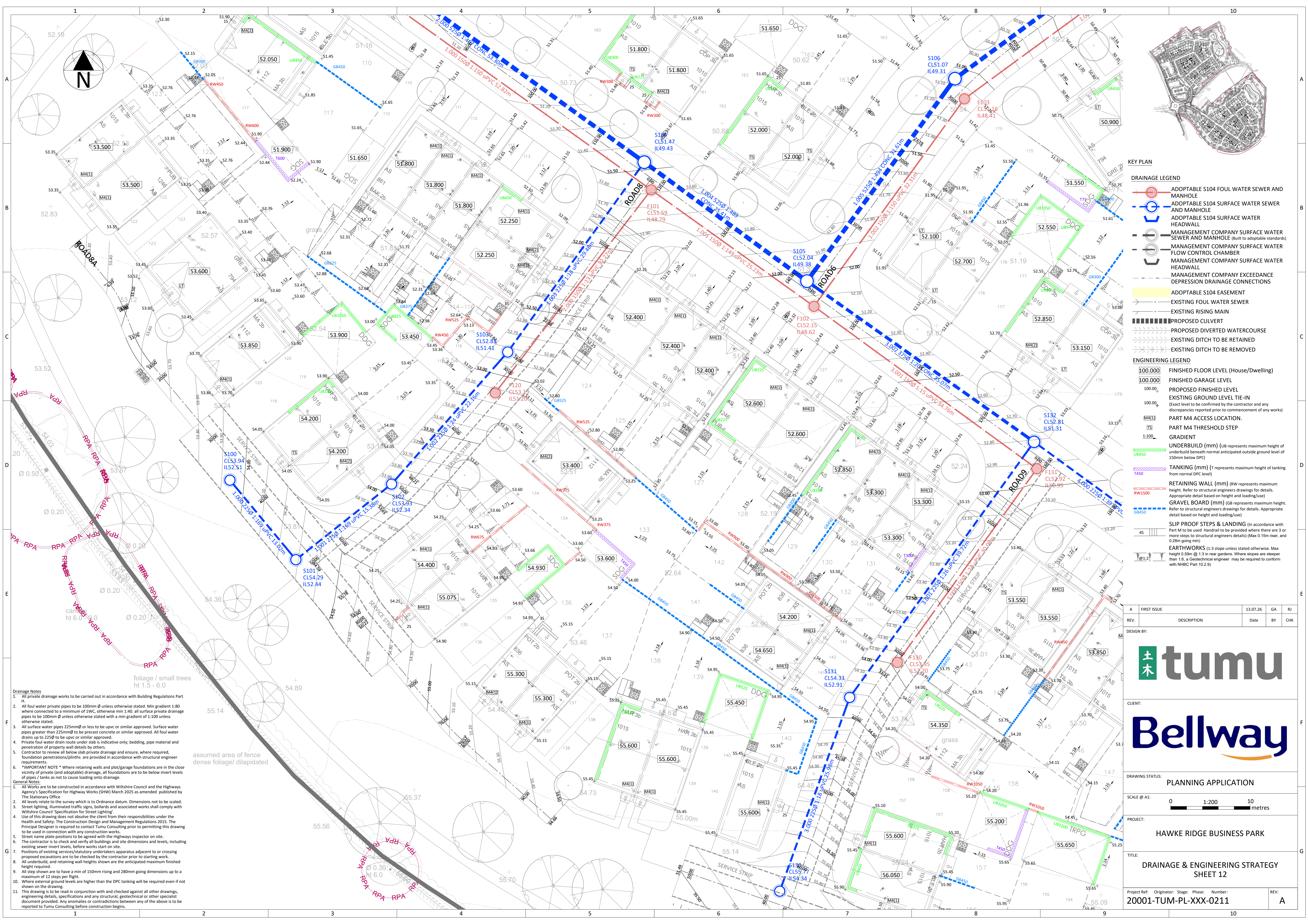




KEY PLAN

- DRAINAGE LEGEND**
- ADOPTABLE S104 FOUL WATER SEWER AND MANHOLE
 - ADOPTABLE S104 SURFACE WATER SEWER AND MANHOLE
 - ADOPTABLE S104 SURFACE WATER HEADWALL
 - MANAGEMENT COMPANY SURFACE WATER SEWER AND MANHOLE (built to adoptable standards)
 - MANAGEMENT COMPANY SURFACE WATER FLOW CONTROL CHAMBER
 - MANAGEMENT COMPANY SURFACE WATER HEADWALL
 - MANAGEMENT COMPANY EXCEEDANCE DEPRESSION DRAINAGE CONNECTIONS
 - ADOPTABLE S104 EASEMENT
 - EXISTING FOUL WATER SEWER
 - EXISTING RISING MAIN
 - PROPOSED CULVERT
 - PROPOSED DIVERTED WATERCOURSE
 - EXISTING DITCH TO BE RETAINED
 - EXISTING DITCH TO BE REMOVED
- ENGINEERING LEGEND**
- 100.000 FINISHED FLOOR LEVEL (House/Dwelling)
 - 100.000 FINISHED GARAGE LEVEL
 - 100.000 PROPOSED FINISHED LEVEL
 - EXISTING GROUND LEVEL TIE-IN (Exact level to be confirmed by the contractor and any discrepancies reported prior to commencement of any works)
 - M4(1) PART M4 ACCESS LOCATION
 - TS PART M4 THRESHOLD STEP
 - 1:100 GRADIENT
 - UNDERBUILD (mm) (UB represents maximum height of underbuild beneath normal anticipated outside ground level of 150mm below DPC)
 - TANKING (mm) (T represents maximum height of tanking from normal DPC level)
 - RETAINING WALL (mm) (RW represents maximum height. Refer to structural engineers drawings for details. Appropriate detail based on height and loading/use)
 - GRAVEL BOARD (mm) (GB represents maximum height. Refer to structural engineers drawings for details. Appropriate detail based on height and loading/use)
 - SLIP PROOF STEPS & LANDING (in accordance with Part M to be used. Handrail to be provided where there are 3 or more steps to structural engineers details) (Max 0.15m riser, and 0.28m going min)
 - EARTHWORKS (1:3 slope unless stated otherwise. Max height 0.5m @ 1:3 in rear gardens. Where slopes are steeper than 1:6, a Geotechnical engineer may be required to conform with NHBC Part 10.2.9)

Drainage Notes

- All private drainage works to be carried out in accordance with Building Regulations Part H.
- All foul water private pipes to be 100mm Ø unless otherwise stated. Min gradient 1:80 where connected to a minimum of 150mm Ø, otherwise min 1:40. All surface private drainage pipes to be 100mm Ø unless otherwise stated with a min gradient of 1:100 unless otherwise stated.
- All surface water pipes 225mm Ø or less to be upvc or similar approved. Surface water pipes greater than 225mm Ø to be precast concrete or similar approved. All foul water drains up to 225 Ø to be upvc or similar approved.
- Private foul water drain route under slab is indicative only; bedding, pipe material and penetration of property wall details by others.
- Contractor to review all below slab private drainage and ensure, where required, foundation penetrations/plinths are provided in accordance with structural engineer requirements.
- *IMPORTANT NOTE * Where retaining walls and plot/garage foundations are in the close vicinity of private (and adoptable) drainage, all foundations are to be below invert levels of pipes / tanks as not to cause loading onto drainage.

General Notes:

- All Works are to be constructed in accordance with Wiltshire Council and the Highways Agency's Specification for Highway Works (SHW) March 2025 as amended published by The Stationary Office.
- All levels relate to the survey which is to be Ordinance datum. Dimensions not to be scaled.
- Street lighting, illuminated traffic signs, bollards and associated works shall comply with Wiltshire Council 'Specification for Street Lighting'.
- Use of this drawing does not absolve the client from their responsibilities under the Health and Safety: The Construction Design and Management Regulations 2015. The Principal Designer is required to contact Tumu Consulting prior to permitting this drawing to be used in connection with any construction work.
- Street name plate positions to be agreed with the Highways inspector on site.
- The contractor is to check and verify all buildings and site dimensions and levels, including existing sewer invert levels, before works start on site.
- Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
- All underbuild, and retaining wall heights shown are the anticipated maximum finished height required.
- All step shown are to have a min of 150mm rising and 280mm going dimensions up to a maximum of 12 steps per flight.
- Where external ground levels are higher than the DPC tanking will be required even if not shown on the drawing.
- This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist document provided. Any anomalies or contradictions between any of the above is to be reported to Tumu Consulting before construction begins.

A	FIRST ISSUE	13.07.26	GA	RJ
REV.	DESCRIPTION	Date	BY	CHK
DESIGN BY:				
				
CLIENT:				
				
DRAWING STATUS: PLANNING APPLICATION				
SCALE @ A1: 0 1:200 10 metres				
PROJECT: HAWKE RIDGE BUSINESS PARK				
TITLE: DRAINAGE & ENGINEERING STRATEGY SHEET 12				
Project Ref: Originator: Stage: Phase: Number: 20001-TUM-PL-XXX-0211				REV: A