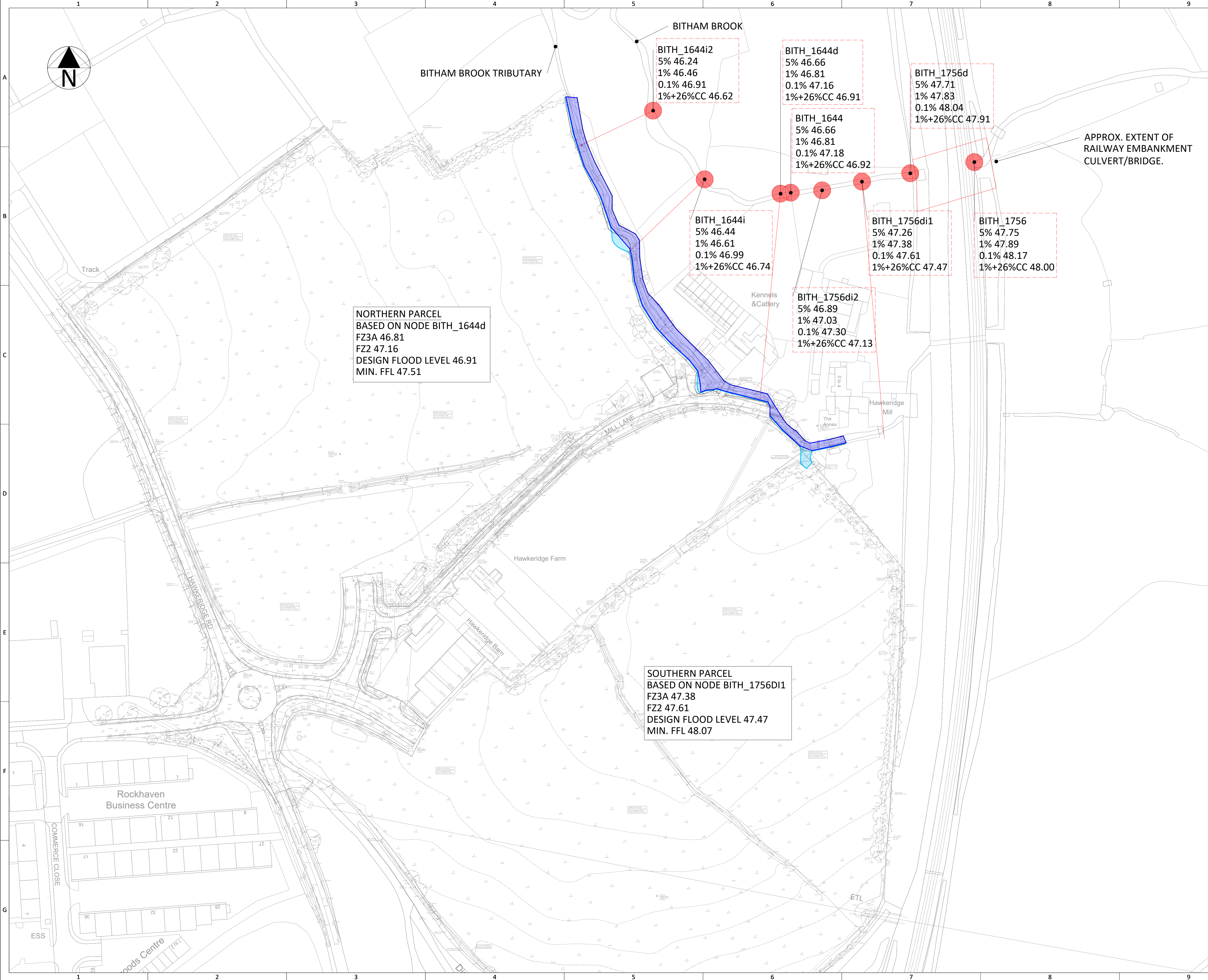


Appendix F – Flood Zone Plan Based on Topo and EA Water levels



DRAINAGE LEGEND

FLOOD ZONE 2 I.E. 0.1% AEP FLUVIAL EVENT.

FLOOD ZONE 3A I.E. 1.0% AEP FLUVIAL EVENT.

D	UPDATED TO SUIT COMMENTS	17.06.26	GA	BF
C	SITE LAYOUT ADDED	10.03.26	TS	RP
B	UPDATED ISSUE	23.03.26	RP	BF
A	FIRST ISSUE	16.01.26	RP	BF
REV.	DESCRIPTION	Date	BY	CHK

DESIGN BY:

CLIENT:

HAWK RIDGE BUSINESS PARK LTD

DRAWING STATUS: FOR INFORMATION ONLY

SCALE @ A1: 0 1:1000 50 metres

PROJECT: HAWKE RIDGE BUSINESS PARK

TITLE: FLOOD ZONE EXTENTS

Project Ref: 20001-TUM-AP-XXX-0002	Originator: Stage: Phase: Number:	REV: D
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Appendix G – Proposed Surface Water Drainage Drawing



- 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 1WC, 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 225mmØ or less to be upvc or similar approved. Surface water pipes greater than 225mmØ to be precast concrete or similar approved. All foul water drains up to 225Ø 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 (SfHW) March 2025 as amended published by The Stationary Office
 - All levels relate to the survey which is to Ordnance datum. Dimensions not to be scaled.
 - Street lighting, illuminated traffic signs, bollards and associated works shall comply with Wiltshire Council's '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 works.
 - 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.



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 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
 - 100.00+ PROPOSED FINISHED LEVEL
 - 100.00- 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
 - UB450 UNDERBUILD (mm) (UB represents maximum height of underbuild beneath normal anticipated outside ground level of 150mm below DPC)
 - T450 TANKING (mm) (T represents maximum height of tanking from normal DPC level)
 - RW1500 RETAINING WALL (mm) (RW represents maximum height. Refer to structural engineers drawings for details. Appropriate detail based on height and loading/use)
 - GB450 GRAVEL BOARD (mm) (GB represents maximum height. Refer to structural engineers drawings for details. Appropriate detail based on height and loading/use)
 - 45 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)
 - 1:1.2 EARTHWORKS (1:3 slope unless stated otherwise. Max height 0.50m @ 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)

A	FIRST ISSUE	13.07.26	GA	RJ
REV.	DESCRIPTION	Date	BY	CHK

DESIGN BY:

CLIENT:

DRAWING STATUS: **PLANNING APPLICATION**

SCALE @ A1: 0 1:1000 50 metres

PROJECT: **HAWKE RIDGE BUSINESS PARK**

TITLE: **DRAINAGE & ENGINEERING STRATEGY SHEET 1**

Project Ref: 20001-TUM-PL-XXX-0200	Originator: Stage: Phase: Number: 0200	REV: A
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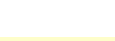
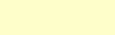
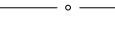
NEW SHALLOW DEPRESSION TO PROVIDE ADDITIONAL EXCEEDANCE PROTECTION TO THE DEVELOPMENT FROM OFFSITE FLOWS - NOT HYDRAULICALLY LINKED TO THE PROPOSED ONSITE DRAINAGE

area of saplings/
foliage 1.5 - 3.0

This figure provides a detailed plan view of the RPA-RPA interface. It shows a complex arrangement of structural elements with several key dimensions and labels:

- Dimensions:**
 - A horizontal dimension of 55.00m is shown at the top right.
 - A vertical dimension of 55.02 is indicated near the center.
 - A diagonal dimension of 55.18 is labeled along one of the main structural paths.
 - Other smaller dimensions include 59.22, 59.30, and 59.32.
- Labels:**
 - The label "RPA-RPA" appears multiple times in red text, identifying specific structural components or interfaces.
 - The label "Yield" is used in several locations, likely indicating yield lines or plastic hinges.
 - "Frag" is also present, possibly referring to fragility or fracture points.
- Structural Features:** The diagram depicts a network of intersecting lines representing structural members, with some areas shaded in light gray to represent specific materials or reinforcement details.

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

FINISHED FLOOR LEVEL (House/Dwelling)

FINISHED GARAGE LEVEL

PROPOSED LEVEL

EXISTING GROUND LEVEL TIE-IN
(Exact level to be confirmed by the contractor and any discrepancies noted prior to commencement of any works)

PART M4 ACCESS LOCATION.

PART M4 THRESHOLD STEP

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, 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 Geotextile geogrid may be required to conform with BS5490 Part 1:2005)

A	FIRST ISSUE	13.07.26	GA
REV.	DESCRIPTION	Date	BY

DESIGN BY:



CLIENT:



DRAWING STATUS:

PLANNING APPLICATION

SCALE @ A1:

0 1:200 10 metres

PROJECT:

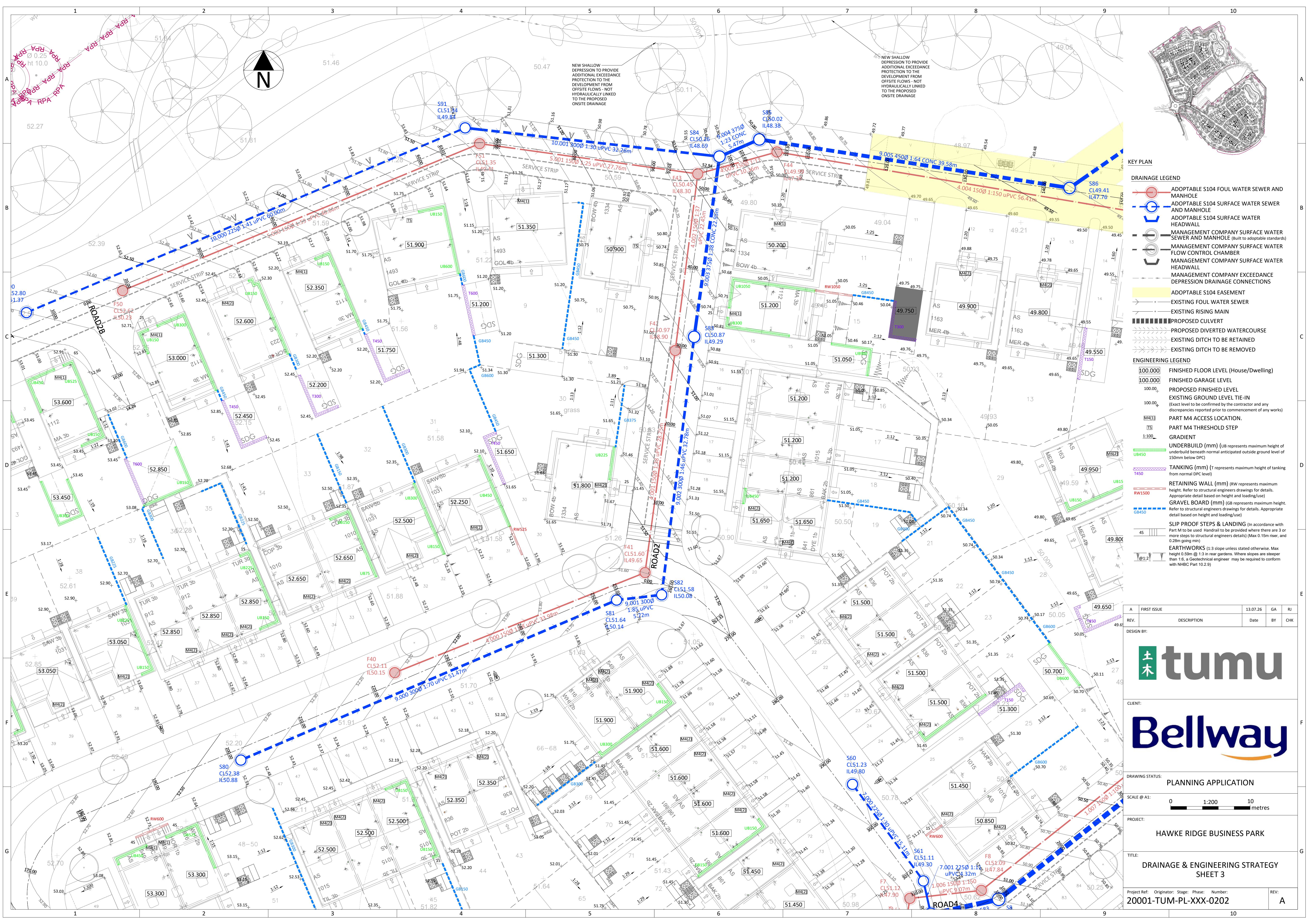
HAWKE RIDGE BUSINESS PARK

TITLE:

DRAINAGE & ENGINEERING STRATEGY
SHEET 2

Project Ref: Originator: Stage: Phase: Number:
20001-TUM-PL-XXX-0201

REV:
 Δ



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
- 100.000 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
- UB450 UNDERBUILD (mm) (UB represents maximum height of underbuild beneath normal anticipated outside ground level of 150mm below DPC)
- T450 TANKING (mm) (T represents maximum height of tanking from normal DPC level)
- RW1500 RETAINING WALL (mm) (RW represents maximum height. Refer to structural engineers drawings for details. Appropriate detail based on height and loading/use)
- GB450 GRAVEL BOARD (mm) (GB represents maximum height. Refer to structural engineers drawings for details. Appropriate detail based on height and loading/use)
- 45 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)
- @1:2 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)

A	FIRST ISSUE	13.07.26	GA	RJ
REV.	DESCRIPTION	Date	BY	CHK

DESIGN BY:

CLIENT:

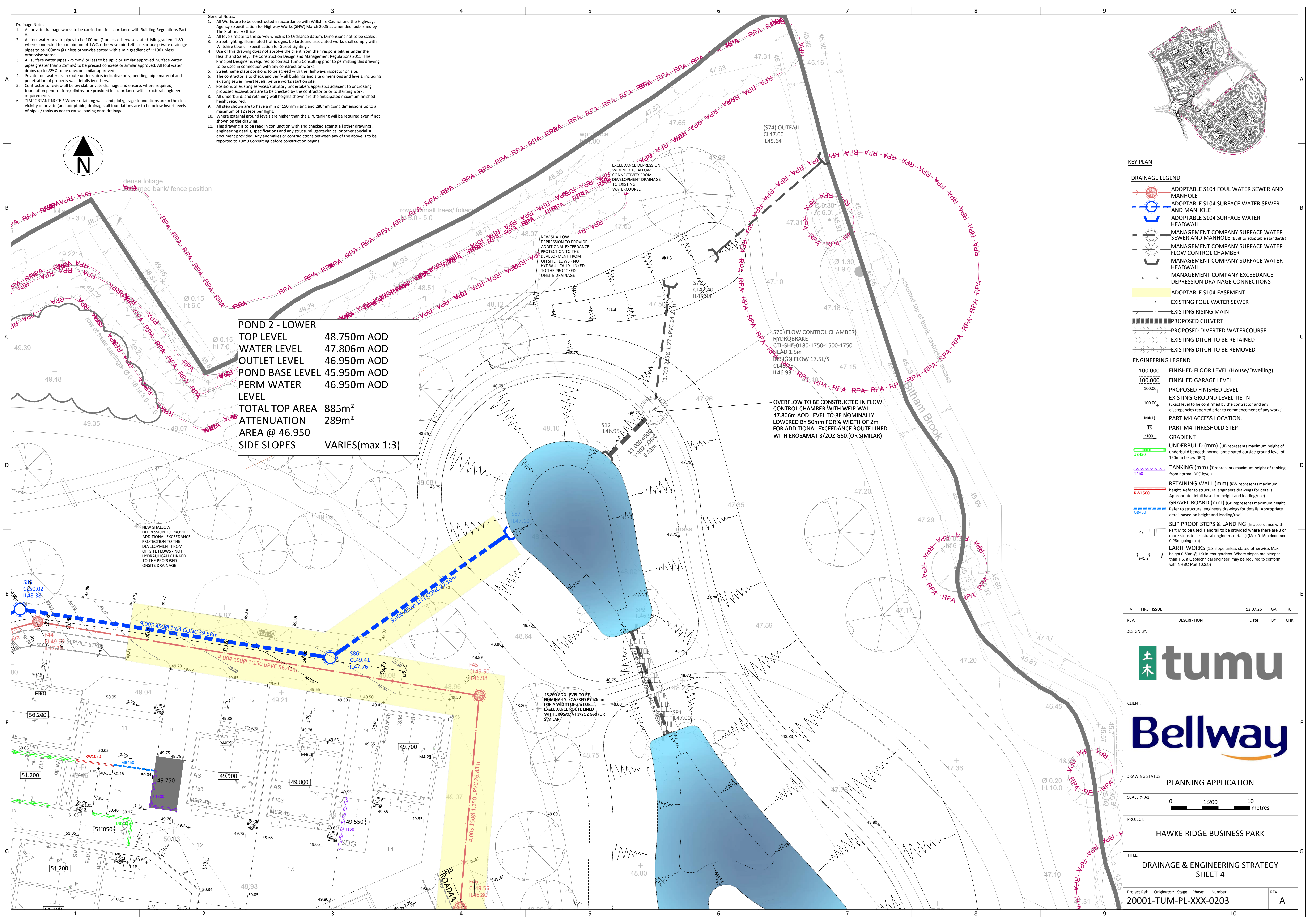
DRAWING STATUS: **PLANNING APPLICATION**

SCALE @ A1: 0 1:200 10 metres

PROJECT: **HAWKE RIDGE BUSINESS PARK**

TITLE: **DRAINAGE & ENGINEERING STRATEGY SHEET 3**

Project Ref: 20001-TUM-PL-XXX-0202
Originator: Stage: Phase: Number: 20001-TUM-PL-XXX-0202
REV: **A**



Drainage Notes		General Notes:	
1. All private drainage works to be carried out in accordance with Building Regulations Part H. 2. All foul water private pipes to be 100mm Ø unless otherwise stated. Min gradient 1:80 where connected to a minimum of 1WC, 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. 3. All surface water pipes 225mmØ or less to be upvc or similar approved. Surface water pipes greater than 225mmØ to be precast concrete or similar approved. All foul water drains up to 225Ø to be upvc or similar approved. 4. Private foul water drain route under slab is indicative only; bedding, pipe material and penetration of property wall details by others. 5. Contractor to review all below slab private drainage and ensure, where required, foundation penetrations/plinths are provided in accordance with structural engineer requirements. 6. *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.		1. 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 2. All levels relate to the survey which is to Ordinance datum. Dimensions not to be scaled. 3. Street lighting, illuminated traffic signs, bollards and associated works shall comply with Wiltshire Council 'Specification for Street Lighting'. 4. 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 Tumú Consulting prior to permitting this drawing to be used in connection with any construction works. 5. Street name plate positions to be agreed with the Highways Inspector on site. 6. The contractor is to check and verify all buildings and site dimensions and levels, including existing sewer invert levels, before works start on site. 7. Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work. 8. All underbuild, and retaining wall heights shown are the anticipated maximum finished height required. 9. All step shown are to have a min of 150mm rising and 280mm going dimensions up to a maximum of 12 steps per flight. 10. Where external ground levels are higher than the DPC tanking will be required even if not shown on the drawing. 11. 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 Tumú Consulting before construction begins.	

POND 2 - LOWER
TOP LEVEL 48.750m AOD
WATER LEVEL 47.806m AOD
OUTLET LEVEL 46.950m AOD
POND BASE LEVEL 45.950m AOD
PERM WATER LEVEL 46.950m AOD
TOTAL TOP AREA 885m²
ATTENUATION 289m²
AREA @ 46.950
SIDE SLOPES VARIES(max 1:3)

- 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 DIVERTED WATERCOURSE
 - EXISTING DITCH TO BE RETAINED
 - EXISTING DITCH TO BE REMOVED
- ENGINEERING LEGEND**
- FINISHED FLOOR LEVEL (House/Dwelling)
 - FINISHED GARAGE LEVEL
 - 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)
 - PART M4 ACCESS LOCATION
 - PART M4 THRESHOLD STEP
 - 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 0.50m @ 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)

A	FIRST ISSUE	13.07.26	GA	RJ
REV.	DESCRIPTION	Date	BY	CHK

DESIGN BY:

tumu

CLIENT:

Bellway

DRAWING STATUS: **PLANNING APPLICATION**

SCALE @ A1: 0 1:200 10 metres

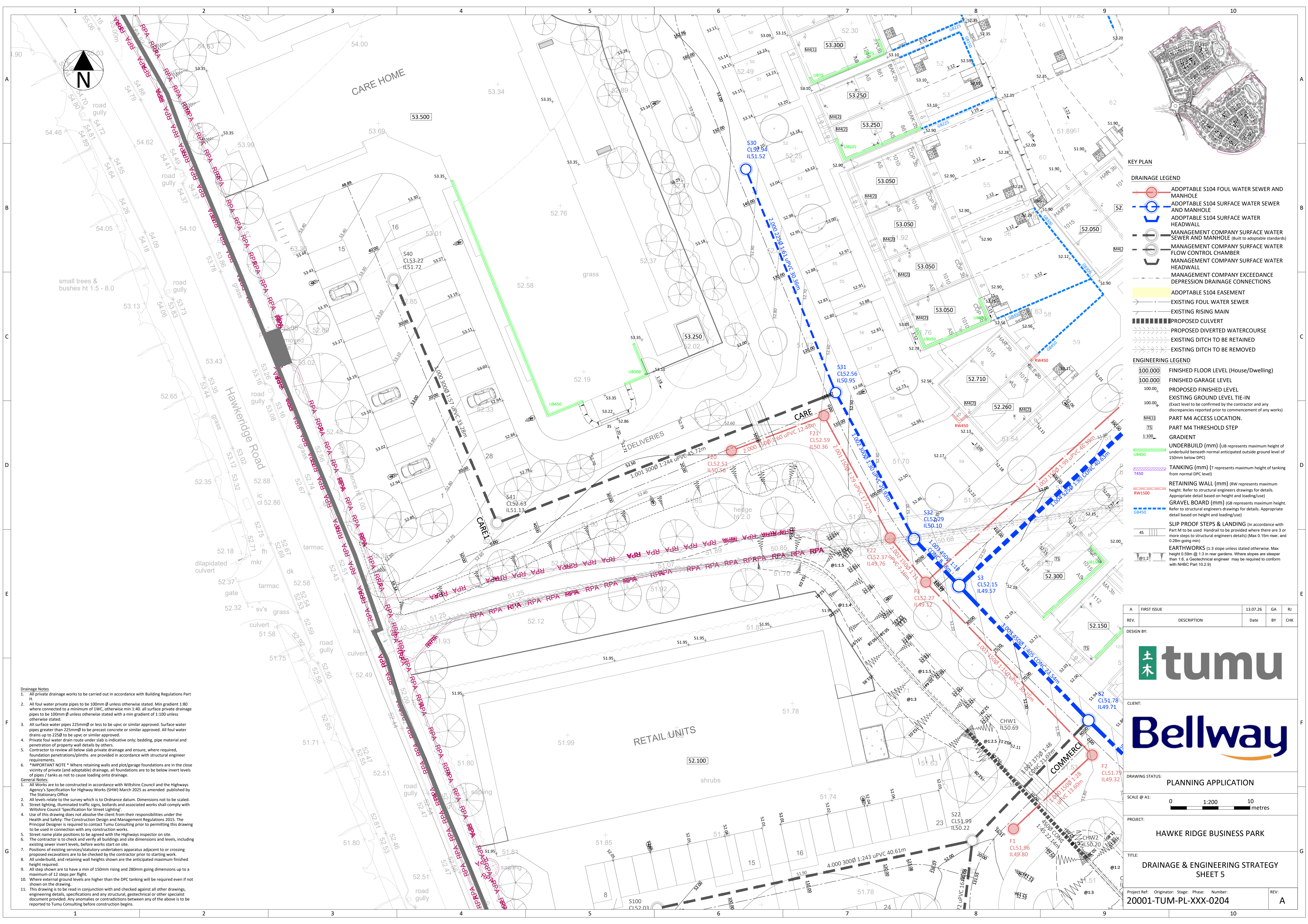
PROJECT: **HAWKE RIDGE BUSINESS PARK**

TITLE: **DRAINAGE & ENGINEERING STRATEGY SHEET 4**

Project Ref: 20001-TUM-PL-XXX-0203

Stage: Phase: Number: 0203

REV: **A**



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
- 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 0.50m @ 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 1WC, 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 225mmØ or less to be upvc or similar approved. Surface water pipes greater than 225mmØ to be precast concrete or similar approved. All foul water drains up to 225Ø 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 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 works.
 - 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:



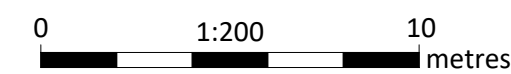
CLIENT:



DRAWING STATUS:

PLANNING APPLICATION

SCALE @ A1:



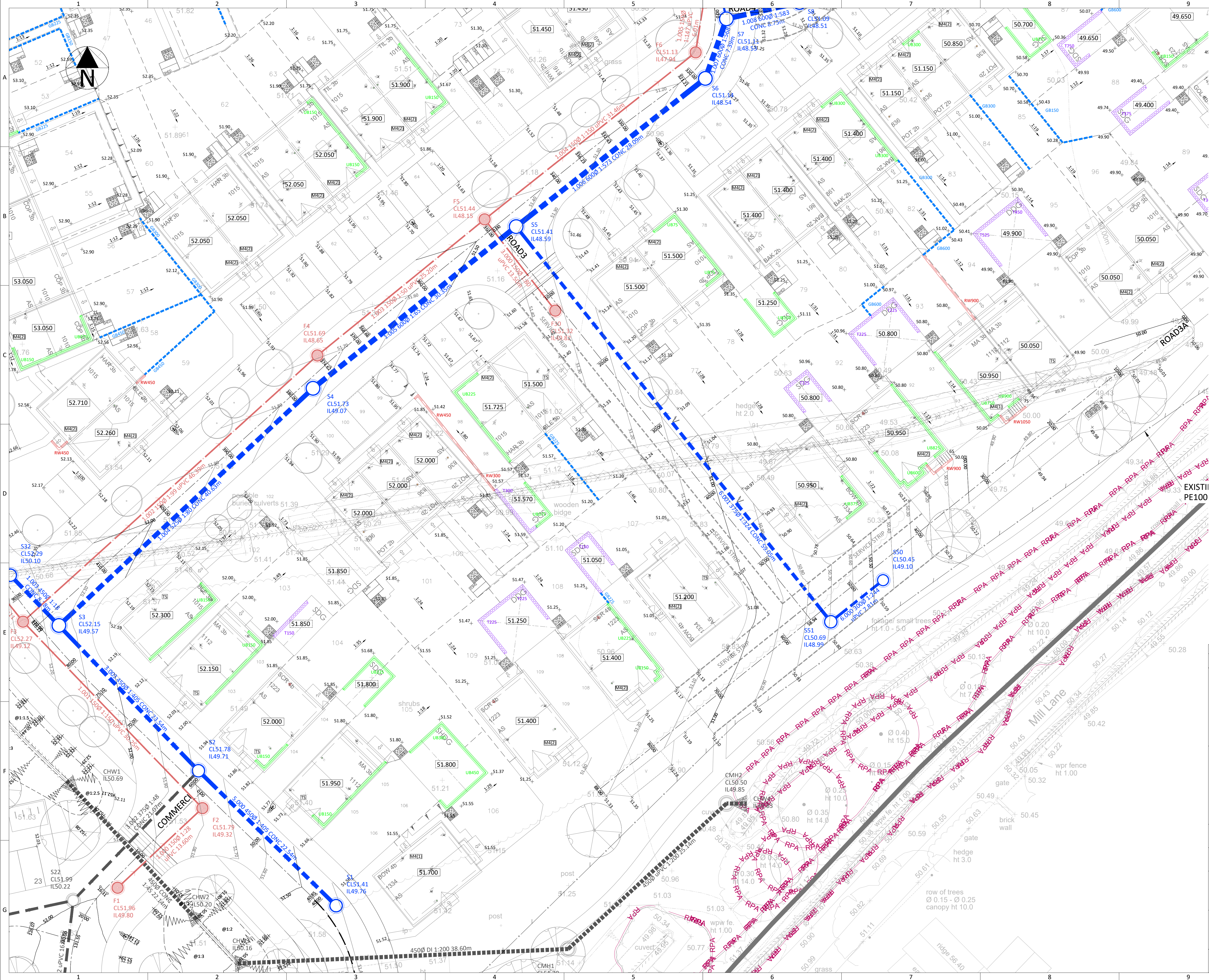
PROJECT:

HAWKE RIDGE BUSINESS PARK

TITLE:

DRAINAGE & ENGINEERING STRATEGY
SHEET 5

Project Ref: 20001-TUM-PL-XXX-0204	Originator: Stage: Phase: Number: 0204	REV: A
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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
- 100.00+ 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 0.50m @ 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)

A	FIRST ISSUE	13.07.26	GA	RJ
REV.	DESCRIPTION	Date	BY	CHK

DESIGN BY:

tumu

CLIENT:

Bellway

DRAWING STATUS:

PLANNING APPLICATION

SCALE @ A1:

0 1:200 10 metres

PROJECT:

HAWKE RIDGE BUSINESS PARK

TITLE:

DRAINAGE & ENGINEERING STRATEGY SHEET 6

Project Ref: 20001-TUM-PL-XXX-0205

Stage: Phase: Number:

REV: A