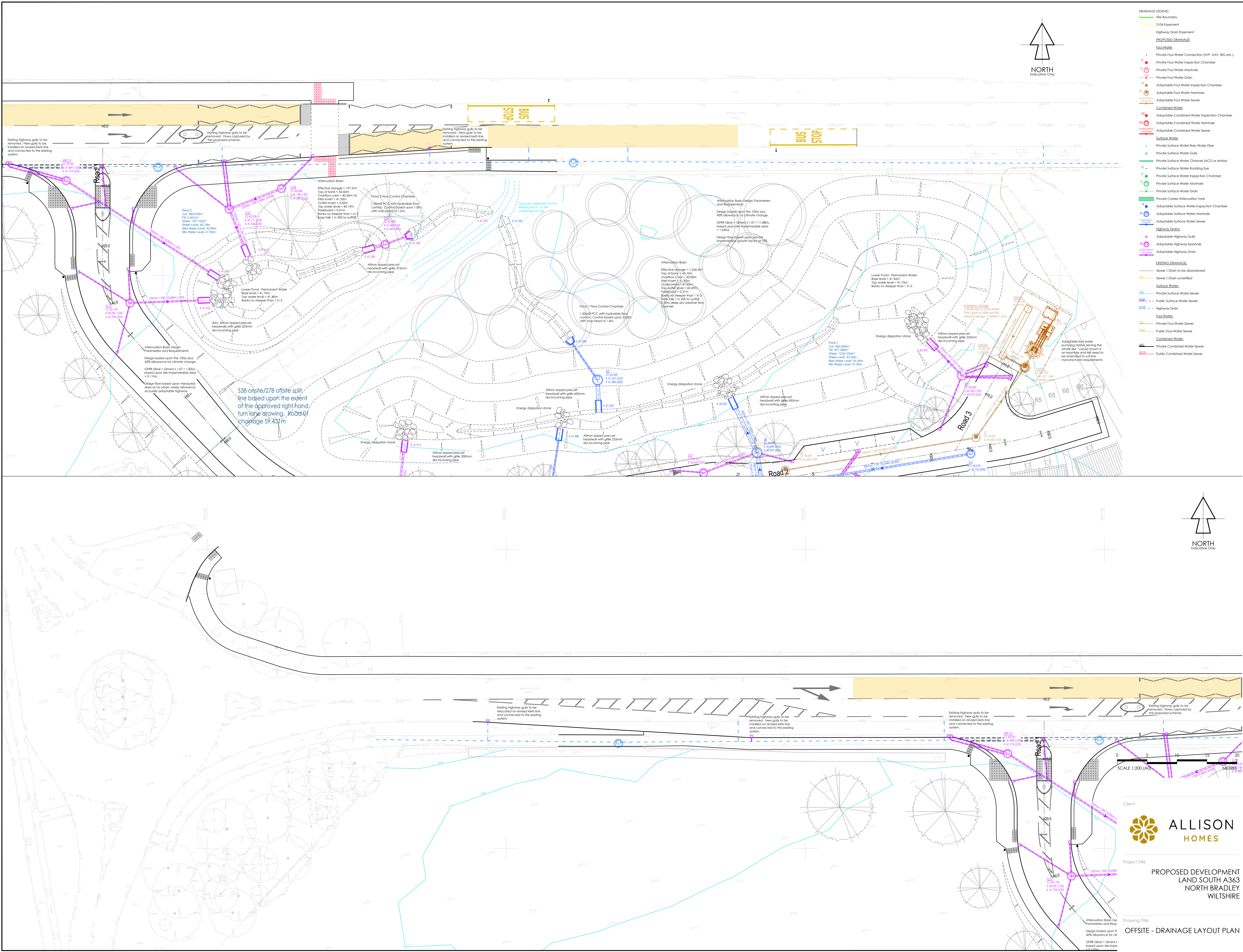




DRAINAGE LEGEND:

- Site Boundary
- S104 Easement
- Highway Drain Easement
- PROPOSED DRAINAGE**
- Foul Water
 - Private Foul Water Connection (SVP, AAV, BIG etc.)
 - Private Foul Water Inspection Chamber
 - Private Foul Water Manhole
 - Private Foul Water Drain
 - Adaptable Foul Water Inspection Chamber
 - Adaptable Foul Water Manhole
 - Adaptable Foul Water Sewer
 - Adaptable Combined Water Manhole
- Combined Water
 - Adaptable Combined Water Inspection Chamber
 - Adaptable Combined Water Sewer
- Surface Water
 - Private Surface Water Rain Water Pipe
 - Private Surface Water Gully
 - Private Surface Water Channel (ACD or similar)
 - Private Surface Water Roding Eye
 - Private Surface Water Inspection Chamber
 - Private Surface Water Manhole
 - Private Surface Water Drain
 - Private Capped Attenuation Tank
 - Adaptable Surface Water Inspection Chamber
 - Adaptable Surface Water Manhole
 - Adaptable Surface Water Sewer
 - Highway Drain
 - Adaptable Highway Gully
 - Adaptable Highway Manhole
 - Adaptable Highway Drain
- EXISTING DRAINAGE**
 - Sewer / Drain to be abandoned
 - Sewer / Drain unverified
 - Surface Water
 - Private Surface Water Sewer
 - Public Surface Water Sewer
 - Highway Drain
 - East Water
 - Private Foul Water Sewer
 - Public Foul Water Sewer
 - Combined Water
 - Private Combined Water Sewer
 - Public Combined Water Sewer

DRAINAGE NOTES:

Scale for Planning Purposes only.

This drawing is to be read in conjunction with all other relevant Engineers, Architects and Specialists drawings and specifications.

Any variations with line, level or specification of the proposed works should be reported to the Engineer prior to commencement.

All levels shown are to OS Datum.

DRAINAGE NOTES:

All levels and positions of existing manholes and sewers to be confirmed by the contractor prior to commencement of the drainage works.

All cover levels shown are appropriate and should be adjusted locally to suit finished levels and landscaping.

All drainage works are to commence from discharge point and commence upstream respectively.

All sewers run closer than 3.0m to a building to be protected by 150mm min C20 concrete surround and/or foundations to be positioned equal to or lower than invert, also Easement or 'Build over agreement' to be obtained where applicable.

All sewers in highways or other trafficked areas which have less than 1.2m cover to crown of pipe to have concrete bed and surround. All pipes which have less than 0.8m cover to the crown to be Ductile Iron and to have concrete bed and surround.

All sewers not in highways or other trafficked areas which have less than 0.5m cover to crown of pipe to have concrete bed and surround.

All private sewers in gardens to have a min cover of 450mm (300mm with paved surface/hard standing). All surround to comply with the requirements of Approved Document H, Sewers for Adoption and the manufacturers requirements.

All private drainage pipes to be min 100mm diameter laid at min 1 in 60 for surface water and min 1 in 80 for foul water. All gully connections to be minimum 150mm diameter.

Lined permeable surface to have sub-base laid to suitable falls, and to be connected to surface water system.

All pipework to be installed in accordance with manufacturers requirements.

All concrete pipes are to be class H and all clay pipes are to be extra strength grade.

Outside edge of all sewers to be at least 1m from the kerbline and outside edge of all manholes to be 0.5m from kerbline, unless stated otherwise.

All drainage spurs to be no greater than 90 degrees to the main sewer to avoid opposing the flow.

All pipes connecting into manholes to be laid soffit to soffit, unless stated otherwise.

Where drainage occurs in filled material, the filled material must be compacted in 150mm layers and flexible joints provided in the pipework.

It is essential that the depths and locations of all existing services along the route of proposed sewers are confirmed on site prior to construction and reported to the Engineer. Services include water, gas, electricity, BT etc.

Red coloured plastic marker tape of at least 150mm wide shall be laid at a minimum of 200mm above the soffit of the pipe. The tape shall be printed with the words 'gravelly sewer' in bold capital letters throughout its length and at intervals not exceeding 700mm and shall incorporate a corrosion resistant tracing system for non-metallic pipes.

Proposed adoptable sewers are only permitted to have other sewer/gully connections and other services laid at an angle of between 45 degrees and 90 degrees across the line with a vertical clearance in excess of 300mm.

Minimum backdrop height shall be 1m.

The proposed adoptable rising main will require long radius bends at all changes of direction.

The planning, design and construction of sewers shall be in accordance with Sewer Sector Guidance - Design and Construction Guidance 'the code' and the adopting authorities requirements.

All manholes/inspection chambers should have a concrete surround. Concrete rings shall be sealed using 'Tolstrip' and lifting eyes pointed with resin modified mortar.

Compliance with Health & Safety matters on any trench/manhole is obligatory and a permit to enter a confined space is required when connecting site drainage to the existing public sewerage system. A permit to enter a confined space will be obtained from WWT Ltd prior to the works commencing on any public sewerage system.

The use of ladders or steps in manholes, wet wells and valve chambers shall comply with the following: Steel plastic encapsulated MH single steps that not be used in MHs of a greater depth than 1.0m. Steel plastic encapsulated double steps may be provided in MHs up to 3.0m in depth. Ladders shall be provided in accordance with BS 4211 in MHs between 3.0 & 6.0m deep. MHs greater than 6.0m deep shall be specially designed and have intermediate landings. Access holes in intermediate landings shall be provided with galvanised mild steel grating to prevent persons falling through. The design of deep MHs shall permit the use of a winch or lifting gear mounted at ground level in case of emergencies.

Only low carbon steel or stainless steel ladders for vertical fixing to MHs will be acceptable.

The minimum size of sewer where guide bars, safety chains or other safety devices are required in Manholes shall be 375mm diameter pipe.

MH covers & frames shall be ductile iron with a square opening of 600 x 600mm. Covers shall be double triangle for 600mm square openings and be provided with loose bolted connections.

All manwork to be title marked by BS or certified by equal inspection authority.

Rain water pipes to connect to below ground sewer either via 'Y' junction or directly to an inspection chamber/manhole. Where connection is via a 'Y' junction, the RWP is to connect via gully hopper to provide access for maintenance.

POI 05.03.26 Initial Planning Issue AP/DJB
Rev Date Description Dm/CHK

Drawing revision denotes the following stages: P - Preliminary, T - Tender, C - Construction, R - Record/As Built.

PRELIMINARY

Civil & Structural Chartered Engineers
Hems Court, Longbrook Street
Exeter, Devon, EX4 6AP
T: 01392 421400
sands@sands-consultants.co.uk
www.sands-consultants.co.uk

ALLISON HOMES

Sands

Project Title
PROPOSED DEVELOPMENT LAND SOUTH A363 NORTH BRADLEY WILTSHIRE

Scale/Size
1:200/A0

Date
February 2026

Drawn
Amber Page

Checked
Dove Backway

Sands Project No.
2025.383

Client Project No.
-

Drawing Title
OFFSITE - DRAINAGE LAYOUT PLAN

Drawing No.
2600

Revision
P01