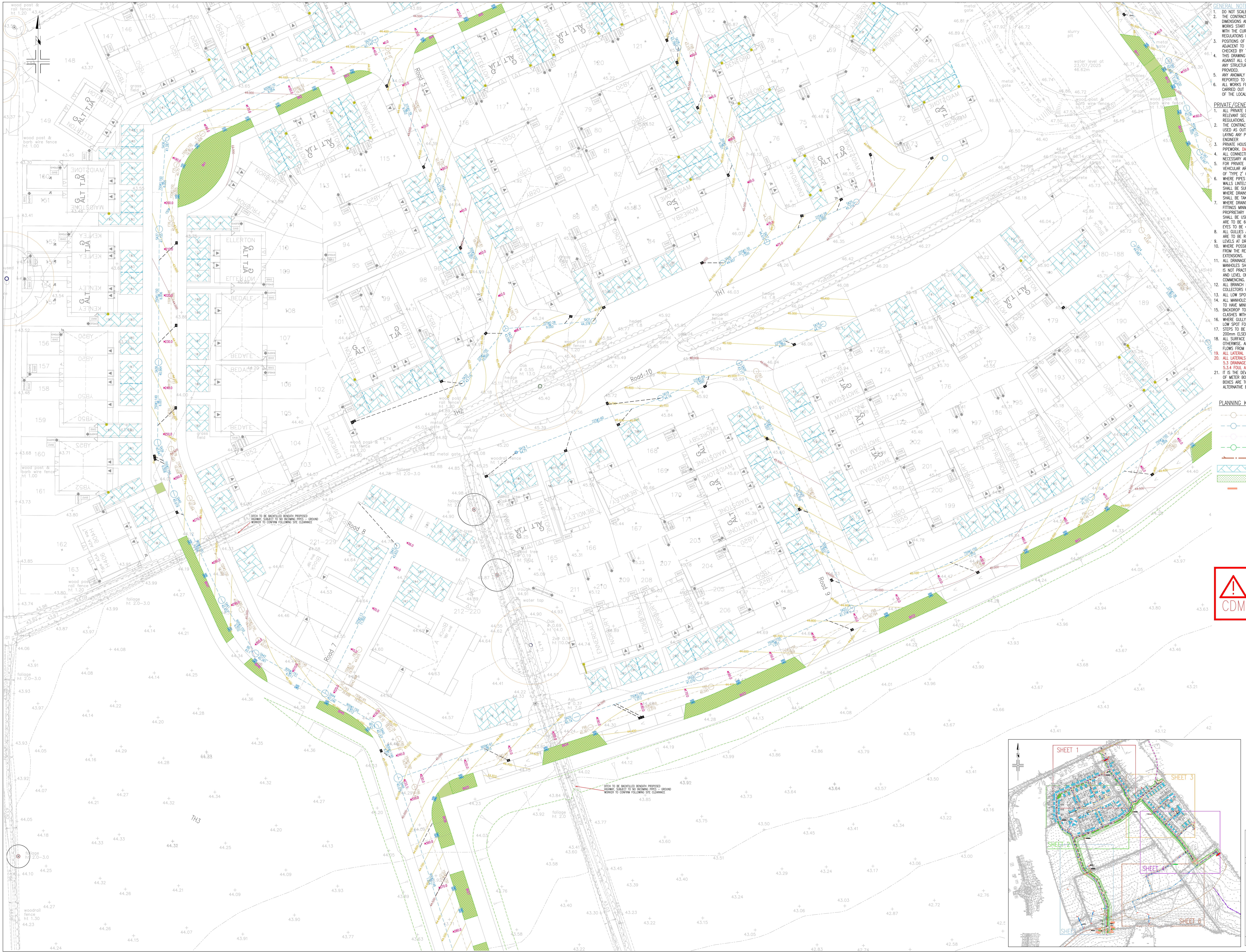
DITCH TO BE BACKFILLED BENEATH PROPOSED HIGHWAY, SUBJECT TO NO INCOMING PIPES – GROUND WORKER TO CONFIRM FOLLOWING SITE CLEARANCE
Road 5
Road 7
Road 8
Road 9
Road 10
TH1
TH2
TH3
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6

GENERAL NOTES

1. DO NOT SCALE
2. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS AND SITE DIMENSIONS AND LEVELS, INCLUDING SEWER INVERT LEVELS, BEFORE WORKS START ON SITE. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING LEGISLATION, BRITISH STANDARDS, BUILDING REGULATIONS ETC.
3. POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPARATUS ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK
4. 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.
5. ANY ANOMALY OR CONTRADICTION BETWEEN ANY OF THE ABOVE IS TO BE REPORTED TO THE DEVELOPER.
6. 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

1. ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8301 AND RELEVANT SECTIONS OF APPROVED DOCUMENT H OF THE BUILDING REGULATIONS.
2. 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
3. PRIVATE HOUSE DRAINAGE WILL BE FLEXIBLY JOINTED PLASTIC OR CLAY PIPEWORK. DIAMETER 100mm UNLESS SHOWN OTHERWISE.
4. ALL CONNECTIONS WHEN LAID SHALL BE PLUGGED, PROTECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE.
5. FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 900MM IN VEHICULAR AREAS OR 600mm IN OTHER AREAS, PROTECTION IN THE FORM OF 'TYPE Z' CONCRETE SURROUND IS REQUIRED.
6. WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS LINTELS 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.
7. 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 FW INSPECTION CHAMBERS ARE TO BE 600mm BELOW DPC LEVEL AND SW CHAMBERS AND RODDING EYES TO BE 450mm BELOW DPC.
8. ALL GULLIES AND RAINWATER DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE RODDABLE.
9. LEVELS AT DRAINAGE ACCESS POINTS ARE INVERTS.
10. WHERE POSSIBLE, DRAINAGE RUNS SHOULD BE LAID AT A MINIMUM OF 5m FROM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR FUTURE EXTENSIONS.
11. ALL DRAINAGE SHALL BE LAID UPSTREAM AND EACH RUN BETWEEN MANHOLES SHALL BE LAID COMPLETE PRIOR TO BACKFILLING. WHERE THIS IS NOT PRACTICAL TRIAL HOLES OR OTHER MEANS OF IDENTIFYING THE LINE AND LEVEL OF SERVICES SHALL BE CARRIED OUT PRIOR TO WORKS COMMENCING.
12. ALL BRANCH DRAINS, OR CONNECTIONS, ARE TO DISCHARGE TO THE COLLECTORS OBLIQUELY, AND IN THE DIRECTION OF THE MAIN FLOW.
13. ALL LOW SPOTS ON HARDSTANDING AREAS TO HAVE YARD GULLIES/ACO.
14. ALL MANHOLES/ INSPECTION CHAMBERS LOCATED WITHIN TRAFFICKED AREAS TO HAVE MINIMUM OF B125 COVERS. D400 IN ALL HIGHWAY AREAS.
15. BACKDROP TO BE USED WHERE PIPE GRADIENT EXCEEDS 1:5 OR LATERAL CLASHES WITH MAIN SEWER.
16. WHERE GULLY IS LOCATED WITH NO LEVEL, GROUND WORKER TO CREATE LOW SPOT FOR WATER TO RUN OFF TO, TYPICALLY 50mm LOWER.
17. STEPS TO BE MAXIMUM OF 150mm RISER FOR PART M ACCESS. UP TO 200mm ELSEWHERE.
18. ALL SURFACE WATER LATERAL DRAINAGE TO BE 150mm UNLESS SHOWN OTHERWISE. ALL FOUL LATERAL DRAINAGE TO BE 100mm UNLESS TAKING FLOWS FROM MORE THAN 10 PROPERTIES OR NOTED OTHERWISE.
19. ALL LATERAL DRAINAGE ROUTES ARE SHOWN INDICATIVELY
20. ALL LATERALS ARE TO BE IN ACCORDANCE WITH NHBC STANDARDS 2022,
    5.3 DRAINAGE BELOW GROUND
    5.3.4 FOUL AND SURFACE WATER DISPOSAL.
21. 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)
—•—	RISING MAIN (ø TBC)
▨	PERMEABLE PAVING
▨	ADOPTABLE BIORETENTION 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

C 18.08.26 UPDATED TO LATEST ARCHITECTS LAYOUT
B 03.07.26 PLANNING
A 13.01.26 MAINS DRAINAGE ADDED
Revision:

Blackmore Farm
Phase 1 Site Wide Drainage
DWG: 10466 - 106 - 02 REV. C
1:250 @A0 March 2026 Drn: App:
Client: David Wilson Homes

Phoenix
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PLANNING