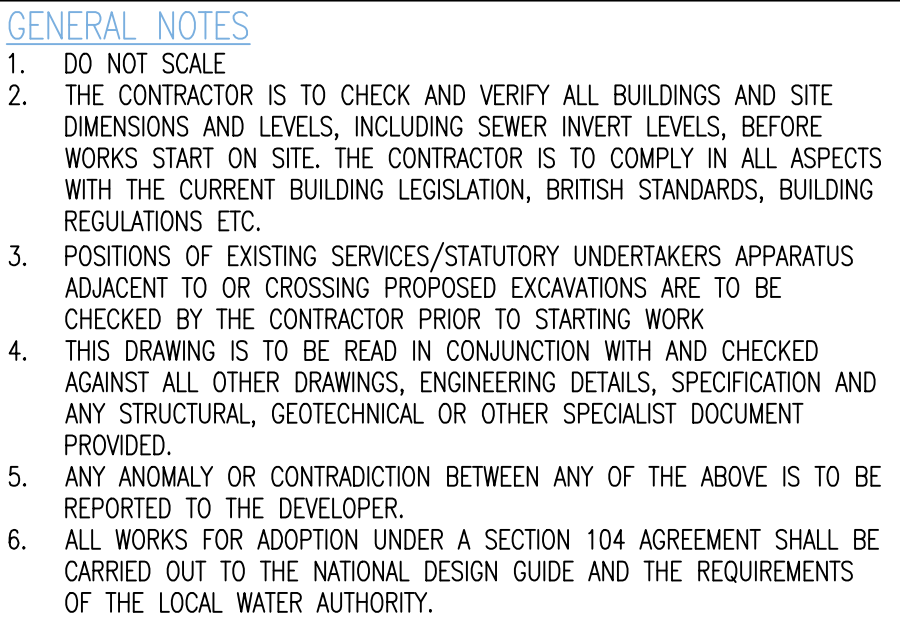
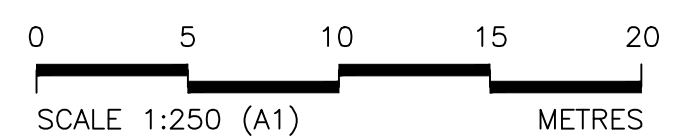
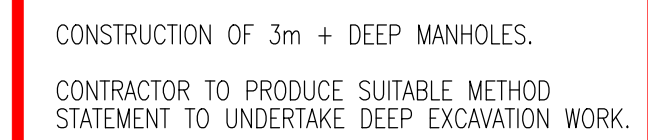




1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH BS5310 AND RELEVANT PARTS OF BS5400. DRAINAGE SHALL BE THE BUILDING'S PRIVATE DRAINAGE.
2. THE CONTRACTOR IS TO CHECK THE LEVEL OF EXISTING DRAINS BEING LOCATED BY HAND OR BY MEANS OF A SONAR. PRIOR TO LAYING ANY PIPES, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
3. ALL DRAINAGE SHALL BE PROTECTED BY A 150mm THICK CONCRETE PIPERACK. DIAMETER 100mm UNLESS SHOWN OTHERWISE.
4. ALL DRAINAGE SHALL BE PROTECTED BY A 150mm THICK CONCRETE SLAB. ALL DRAINAGE SHALL BE PROTECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE.
5. FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 300mm IN ANY ONE PLACE OR 500mm OVER THE WHOLE OF THE BUILDING, THE PIPES SHALL BE SURROUNDED WITH 150mm THICKNESS OF GRANULAR MATERIAL, WHERE DRAINS PASS WITHIN 1m OF BUILDINGS THE WALL FOUNDATION SHALL BE SURROUNDED WITH 150mm THICKNESS OF GRANULAR MATERIAL.
6. WHERE DRAINS DO NOT EXCEED 600mm DEEP, PLASTIC OR FIBRE ACCESS FITTINGS MINIMUM DIAMETER 225mm SHALL BE USED. ELSEWHERE MINIMUM DIAMETER 300mm SHALL BE USED. ALL FITTINGS SHALL BE TO BE 600mm BELOW DPC LEVEL AND SW CHAMBERS AND RODDING SHALL BE TO BE 600mm BELOW DPC LEVEL.
7. ALL GULLIES AND RAINWATER DOWNPIPES CONNECTED DIRECTLY TO DRAINS ARE TO BE RODDABLE.
8. ALL DRAINAGE ACCESS POINTS ARE INVERTS.
9. WHERE POSSIBLE, DRAINAGE RUNS SHOULD BE Laid AT A MINIMUM OF 5m FROM THE REAR OF PROPERTIES WHERE PRACTICAL TO ALLOW FOR FUTURE DEVELOPMENT.
10. ALL DRAINAGE SHALL BE Laid UPSTREAM AND EACH RUN BETWEEN MANHOLES SHALL BE COMPLETELY COVERED BY A 150mm THICK CONCRETE SLAB. NO PRACTICAL TRAP HOLES OR OTHER MEANS OF IDENTIFYING THE LINE AND LEVEL OF SERVICES SHALL BE CARRIED OUT PRIOR TO WORKS COMMENCING.
11. ALL BRANCH DRAINS, OR CONNECTIONS, ARE TO DISCHARGE TO THE COLLECTORS OBEDIQUELY, AND IN THE DIRECTION OF THE MAIN FLOW.
12. ALL MANHOLES / INSPECTION CHAMBERS LOCATED WITHIN TRAFFICKED AREAS TO HAVE MINIMUM OF 8125 COVER, OR 1500 IN ALL HIGHWAY AREAS.
13. ALL DRAINAGE SHALL BE Laid WITH A MINIMUM PIPE GRADIENT EXCEPT 1:5 OR LATERAL CULVES WITH MAIN SLOPE.
14. WHERE GULLY IS LOCATED WITH NO LEVEL, GROUND WORKER TO CREATE A 1:5 GRADIENT TO THE GULLY. ALL DRAINAGE SHALL BE Laid IN 100mm STEPS TO BE MAXIMUM OF 150mm Riser FOR PIPES AT MAIN ACCESS, UP TO 200mm ELSEWHERE.
15. ALL DRAINAGE 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.
16. ALL LATERALS ARE TO BE IN ACCORDANCE WITH NHBC STANDARDS 2022, 5.3 DRAINAGE BELOW GROUND.
17. 5.4 SURFACE DRAINAGE DISPOSAL.
18. IT IS THE DEVELOPERS RESPONSIBILITY TO CROSS REFERENCE SUITABILITY OF WATER BOX LOCATIONS RELATIVE TO EXISTING DRAINS AND UNDERGROUND SERVICES AND TO OBTAIN ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY ENGINEERING SOLUTION.

Legend:

- FOUL SEWER & MANHOLE (PHASE 1)
- SURFACE WATER SEWER & MANHOLE (PHASE 1)
- FOUL SEWER & MANHOLE (FUTURE PHASE)
- SURFACE WATER SEWER & MANHOLE (FUTURE PHASE)
- RIISING MAIN (Ø TBC)
- PERMEABLE PAVING
- ADAPTABLE BIORETENTION VERGE
- FLEX MSE HEADWALLS



Blackmore Farm	
Phase 1 Site Wide Drainage	
DWG: 10466 - 106 - 04	REV. C
1:250 @A0	App:
December 2025	
Client: David Wilson Homes	



PLANNING