



- General Engineering Key**
- Proposed Fire Sewer subject to separate application
 - Proposed Surface Water Sewer subject to separate application
 - Proposed Fire Sewer and Manhole
 - Proposed Surface Water Sewer and Manhole
 - Proposed Private Fuel Drain
 - Proposed Private Surface Water Drain
 - Proposed Floor Level
 - Underdrain
 - Road OPC
 - Retaining Wall
 - Gravel Invert
 - Steps
 - 1 in 2 slope
 - 1 in 1 slope
 - Risk Garden
 - Permeable Paving
 - Infiltration Trenches
 - 75mm High Ramp
 - Forward Visibility - 25m SSD unless otherwise shown
 - Junction Visibility - 24 x 25m unless otherwise shown

- Notes**
- All Design are preliminary
 - Proposed house, garage and spot levels are indicative and will be fully determined during detailed design
 - Drainage layout is subject to Drainage Authority approval as well as detailed design
 - Highway Layout is subject to Wiltshire Councils approval as well as detailed design
 - Extent of exposed brickwork / tanking / retaining is approximate and not all areas below 300mm are shown. Small lengths of retaining of 5m in points may not be fully shown
 - All accesses to dwellings to be in accordance with Part M of building regulations (ie Level threshold at entrance). Steps / ramps to be provided in accordance with Part M of building regulations where required, extent to be confirmed during detailed design
 - Maximum garden gradients approximate 1:10 or 1:12 with 3m flat zone at back of the garden
 - Number of steps at access and any steps required within garden to be confirmed during detailed design / planning
 - Drainways to typically have maximum gradient of 1:15

[ANY WORKS RELATED TO SECTION 38 & 104 AGREEMENTS ARE SUBJECT TO TECHNICAL APPROVAL AND ARE UNDERTAKEN AT THE CLIENTS RISK]

© 08/07/20 Site Layout - Initial

Ashton Park: Phase 2 Residential
Detailed Engineering Sheet 1
DWG: 629-PH2-P-150-01
1:250 @A0
Client: Barratt Redrow

REV. A
June 2026
Drm: JS
App: acm

Phoenix
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PLANNING