



- General Engineering Key
- Foul Sewer subject to separate application
 - Surface Water Sewer subject to separate application
 - Proposed Foul Sewer and Manhole
 - Proposed Surface Water Sewer and Manhole
 - Proposed Phase 1 Foul Drain
 - Proposed Phase 2 Foul Drain
 - Proposed Phase Surface Water Drain
 - Proposed Floor Level
 - Underdrain
 - Road DPC
 - Retaining Wall
 - Green Isotop
 - Steps
 - 1 in 2 slope
 - Risk Garden
 - Permeable Paving
 - Infiltration Trenches
 - 75mm High Ramp
 - Forward Visibility – 25m SSD unless otherwise shown
 - Junction Visibility – 2.4 x 25m unless otherwise shown

- Notes
1. All Design are preliminary
 2. Proposed house, garage and spot levels are indicative and will be fully determined during detailed design.
 3. Drainage layout is subject to Drainage Authority approval as well as detailed design.
 4. Highway Layout is subject to Wiltshire Councils approval as well as detailed design.
 5. Extent of exposed brickwork / tanking / retaining is approximate and not of more than 300mm are shown. Small lengths of retaining of less than 100mm may not be fully shown.
 6. All accesses to dwellings to be in accordance with Part M of building regulations (to level threshold of entrance) / steps / ramps to be provided in accordance with Part M of building regulations where required, subject to be confirmed during detailed design.
 7. Maximum garden gradients approximate 1:10 or 1:12 with 3m fall zone at back of the garden.
 8. Number of steps at access and any steps required within garden to be confirmed during detailed design / planning.
 9. Driveways 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

Ashton Park Phase 2 Residential
Detailed Engineering Sheet 4
DWG: 629-PH2-P-150-04
1:250 @A0
June 2026
Client: Barratt Redrow

REV. A
Dm: JS
App: acm

Phoenix
DESIGN PARTNERSHIP LIMITED

1st Floor Office Suite, The Old School House, South Plots, Bath, BA2 4AF. Tel: 01225 540300
email: enquiries@phoenixdesign.co.uk
www.phoenixdesign.co.uk

1st Floor Office Suite, The Old School House, South Plots, Bath, BA2 4AF. Tel: 01225 540300
email: enquiries@phoenixdesign.co.uk
www.phoenixdesign.co.uk

This drawing is the copyright of Phoenix Design Partnership Ltd. No liability will be accepted for amendments to or errors in this drawing or any other format.

PLANNING

