

KEY PLAN 1:2000

0m 10m

1: 200

NORTH

PROPOSED TREES ARE SHOWN AS GREEN, EXISTING TREES ARE IN THE TOPO AS GREY.

PIPES >450mm TO BE CONCRETE BS EN 1916:2002 CLASS 120. PIPES <=450mm TO BE PVC-U TO BS EN 13476-3 (FUNKE HS OR SIMILAR APPROVED).

MANHOLE COVERS AND FRAMES SHOULD BE OF A TYPE SUITABLE FOR THE LOADS AND THE CONDITIONS WHERE THEY ARE TO BE USED. COVERS AND FRAMES SHOULD COMPLY WITH BS EN 124 AND SHOULD BE SELECTED AS FOLLOWS:

- CLASS A15: AREAS USED BY PEDESTRIANS AND PEDAL CYCLISTS.
- CLASS B125: FOOTWAYS, PEDESTRIAN AREAS, AND COMPARABLE AREAS, CAR PARKS OR CAR PARKING DECKS.
- CLASS C250: KERBSIDE CHANNELS OF ROADS.
- CLASS D400: CARRIAGEWAYS OF ROADS, HARD SHOULDERS AND PARKING AREAS FOR ALL TYPES OF ROAD VEHICLES

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GENERAL NOTES

1. THIS DRAWING IS INTENDED TO BE VIEWED IN COMBINATION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SERVICES AND SPECIALIST DRAWINGS AND SPECIFICATION.
2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. PAUL BASHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES – THIS MUST BE TREATED AS INDICATIVE ONLY.
   ARCH LAYOUT – 00303 EWP (21.10.2024)
   SOILFIX– SF007 PROPOSED CONTOURS (05.07.2023)
4. ALL DIMENSIONS AND LEVELS ARE IN METRES. DO NOT SCALE THIS DRAWING, PRINT, PLOT OR DISK.
5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.

LEGEND

- LAND OWNERSHIP BOUNDARY
- 100ØU.N.O 1:80U.N.O — PRIVATE SURFACE
- 100ØU.N.O 1:80U.N.O — PRIVATE FOUL
- RWP & SVP LATERALS (WITH 100mmØ CONNECTION)
- 14.900 — PROPOSED DITCH BED LEVEL
- BACKDROP — FOUL WATER MANHOLE,
- BACKDROP — PRIVATE FOUL WATER CHAMBER
- PRIVATE SURFACE WATER MANHOLE
- SURFACE WATER MANHOLE
- YG — YARD GULLY (WITH 150mmØ OUTLET)
- RG — ROAD GULLY (WITH 150mmØ OUTLET)
- TYPE OR — HEADWALL
- ACO–DRAIN W/ 100Ø OUTLET PIPE
- GFD — PASSIVE GARDEN FILTER DRAIN
- RETAINING WALLS
- ASHP — 100Ø ASHP OUTLET
- EXCEEDANCE FLOW PATHS
- WATERCOURSE FLOW PATHS
- EXISTING DITCH TO REMAIN
- PROPOSED DITCH TO BE INSTALLED
- EXISTING DITCH/CULVERT TO BE ABANDONED/FILLED
- 100Ø SUMP INF — PROPOSED CULVERTED WATERCOURSES ALL CULVERT MANHOLES TO BE SUMP TYPE
- IMPERMEABLE MEMBRANE
- 123 — DUMMY PIPES REF FOR CALCULATIONS
- ROOT PROTECTION AREA

CALA HOMES STANDARD NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS, DRAWINGS, REPORTS AND SURVEYS PROVIDED ON VIEWPOINT PRIOR TO COMMENCING WORK ON SITE. THIS SHALL INCLUDE THE CALA HOMES CONSTRUCTION SPECIFICATION. ANY DISCREPANCIES OR GAPS SHALL BE REPORTED TO THE TECHNICAL DEPARTMENT AT CALA HOMES IMMEDIATELY.
2. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVELY IDENTIFYING ALL SERVICES ONSITE AND REPORTING THE POSITION AND DEPTH TO THE TECHNICAL DEPARTMENT AT CALA HOMES. WHEREVER POSSIBLE NON–INTRUSIVE METHODS, SUCH AS GPR, SHOULD BE USED.
3. THE CONTRACTOR IS TO STRIP THE SITE TOPSOIL IN SECTIONS, USING TRACKED EQUIPMENT AND IN DRY CONDITIONS. TOPSOIL AND SUBSOIL ARE TO BE STORED IN SEEDED STOCKPILES TO PROTECT THEM FROM EROSION. PRIOR TO PLACING TOPSOIL, THE SUBSOIL SHOULD BE RIPPED USING A SINGLE TYNE RIPPER TO A SUITABLE DEPTH TO ENCOURAGE POSITIVE DRAINAGE OF THE SOIL.
4. IN–SITU CBR TESTS SHALL BE UNDERTAKEN FOR EACH SECTION OF HIGHWAY AT INTERVALS OF 25M OR LESS. RESULTS TO BE SUBMITTED TO THE TECHNICAL DEPARTMENT AT CALA HOMES FOR APPROVAL PRIOR TO CARRIAGEWAY CONSTRUCTION.
5. ALL DRAINAGE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE DESIGN AND CONSTRUCTION GUIDANCE (DSG), AND THE BUILDING REGULATIONS 'APPROVED DOCUMENT H'. ANY DISCREPANCIES SHOULD BE REPORTED TO CALA FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.
6. ALL MANHOLE CHAMBER COVERS TO BE INSTALLED PARALLEL TO FINAL KERBS, EDGINGS, PAVING JOINTS OR BUILDING LINES AS APPROPRIATE. THE MANHOLE COVER SHALL BE PLACED ENTIRELY WITHIN ONE SURFACE FINISH.
7. THE CONTRACTOR IS TO SEEK APPROVAL FROM THE TECHNICAL DEPARTMENT AT CALA HOMES PRIOR TO ORDERING ANY PERFECT MANHOLES.
8. ON COMPLETION OF EACH BUILD AREA THE CONTRACTOR SHALL JET CLEAN AND CCTV ALL DRAINAGE AND PROVIDE A COPY OF THE VIDEO FOOTAGE AND PDF REPORT TO CALA. THE REPORT SHALL INCLUDE AN EXECUTIVE SUMMARY OF THE FINDINGS AND A SCHEMATIC OF THE DRAINAGE LAYOUT.
9. PRIOR TO FORMING EACH DWELLING ACCESS, THE CONTRACTOR SHALL CHECK THAT THE AS–BUILT LEVELS COMPLY WITH THE CURRENT VERSION OF THE NHBC TECHNICAL STANDARDS AND THE BUILDING REGULATIONS PART M. IF CLARIFICATION OR DESIGN CHANGE IS REQUIRED, THE CONTRACTOR SHALL AWAIT FURTHER INSTRUCTION FROM CALA BEFORE PROCEEDING.
10. THE CONTRACTOR IS TO PROVIDE AS–BUILT RECORDS IN PDF AND DWG FORMAT FOR THE FULL EXTENT OF THE WORKS. THIS IS TO INCLUDE (BUT NOT LIMITED TO) ALL SERVICES, HIGHWAYS, DRAINAGE, RETAINING STRUCTURES, AND ALL EXTERNAL AREAS.

Rev.	Description	Date	By	Chkd
H	REVISED TO SOUTHERN WATER COMMENTS	13.02.25	RL	LC
G	NEW ARCHITECT LAYOUT	29.10.24	MW	COH

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Client: CALA

Project Name: LAND NORTH OF WATER LANE ANGMERING

Title: DOMESTIC DRAINAGE LAYOUT SHEET 14 OF 22

Project Phase: DETAILED DESIGN

Checked By	Checked Date	Drawn By	Drawn Date
RW	12.08.22	LC	22.04.22

Client Drawing No.: -

Scale: 1:200 (AT A1 SIZE)

PBA Drawing No.: 189.5005.514

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