

PUBLIC REALM DESIGN
TO BERKELEY DRAWING
PH2D-01

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL DRAWING DETAILS, DRAWINGS AND SPECIFICATIONS.
3. FOR PRECISE SETTING OUT DRAWINGS READ IN ACCORDANCE WITH ALL DRAWINGS IN THE 2037/PH3/RP/300 SERIES & 2037/PH3/300/300 SERIES.
4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY. THE LOCATION OF ANY DISCREPANCY CAN BE SOUGHT FOR TO COMMENCEMENT OF WORK.
5. ALL WORKS ARE TO BE IN ACCORDANCE WITH WEST SUSSEX COUNTY COUNCIL DESIGN CODE.
6. FOR CONSTRUCTION DETAILS, REFER TO ALL RELEVANT STANDARD DETAILS (2037/SO/01 ONWARDS).
7. FOR DETAILS OF KERBING AND SURFACE CONSTRUCTION REFER TO DRAWING 2037/PH3/GA/301 ONWARDS.
8. UNLESS OTHERWISE STATED ALL FOOTWAYS LEADING TO HOUSE ENTRANCES SHALL HAVE DROPPED KERBS (OK) WHERE THEY JOIN THE FOOTPATH. DROPPED KERBS TO HAVE A 5mm UPSTAND FROM CHANNEL TO ADJ. DRAINAGE.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES THAT MAY BE AFFECTED BY THE PROPOSED WORKS BEFORE COMMENCEMENT OF CONSTRUCTION.
10. WHERE PRIVATE DRIVE FALLS TOWARDS THE ADJOINABLE HIGHWAY, A 100mm CHANNEL AND/OR GRATES DETAILS TO BE INSTALLED TO PREVENT SURFACE WATER RUNOFF ONTO THE ADJOINABLE HIGHWAY.
11. WHERE PRIVATE DRIVE FALLS TOWARDS PRIVATE GARAGES, A DRAINAGE CHANNEL OR YARD GULLY SHALL BE INSTALLED TO PREVENT FLOODING. IF ANY GRADIENTS ARE IN EXCESS OF 1:20, A 100mm CHANNEL OR SIMILAR APPROVED SHOULD BE USED.
12. FOR FURTHER DETAILS REGARDING PRIVATE DRAINAGE REFER TO STANDARD DETAILS.
13. FOR SETTING OUT CO-ORDINATES FOR THE PRIVATE AREAS & DRAINAGE POINTS REFER TO DCR No. 2037/PH3/SO/301 ONWARDS.
14. DRAINAGE AND WORKS ASSOCIATED WITH THE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 'DEIR SPECIFICATION FOR HIGHWAY WORKS' UNLESS OTHERWISE SPECIFIED, REFER TO DRAINAGE LAIWAYS AND STANDARD DETAILS.
15. A THRESHOLD DRAIN (NORTHFORTH CODE DAI) OR SIMILAR APPROVED) IS TO BE INSTALLED WHERE FOOTPATHS FALL TOWARDS THE BUILDING. DRAIN TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
16. EXTENT OF OVERLAY AREAS TO BE AGREED ON SITE TAKING INTO ACCOUNT CONSTRUCTION METHODS AND TRAFFIC MANAGEMENT REQUIREMENTS. AREAS SHOWN ARE AN EXACT REPRESENTATION OF LEVELS DERIVED FROM EXISTING CORNERMARKS AND PROPOSED FINISHED SURFACE.
17. AREAS SHOWN DO NOT INCLUDE RESURFACING WHERE NOT EXPLICITLY REQUIRED BY THE PROPOSED HIGHWAY WORKS AND NOT INCLUDED IN THE CONTRACT.
18. NO PRIVATE SURFACE WATER SHALL BE ALLOWED TO DISCHARGE DRAIN TO TREES AND SURROUNDING SUBSTRATE WITHIN 10m AND/ OR INTO DRAINAGE SYSTEMS OR VICE VERSA, PROVIDE CUTOFF DRAINS IF APPLICABLE.
19. ANY SOFT SPOTS AT FORMATION LEVEL SHALL BE DUG OUT AND THE VOID BACKFILLED WITH SELECTED GRANULAR MATERIAL, ALL TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
20. THE PROPOSED DEPTH OF THE CHIPPING LAYER SHALL DEPEND ON THE COTR TEST RESULTS AND AGREED WITH BY THE HIGHWAYS INSPECTOR.
21. CONTINUITY OF ACCESS TO OCCUPIED AREAS TO BE MAINTAINED TO THE SATISFACTION OF HIGHWAYS INSPECTOR.
22. ANY DAMAGE CAUSED TO THE EXISTING HIGHWAY DURING THE WORKS SHALL BE REPAIRED TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
23. THE EXISTING PUBLIC HIGHWAY MUST NOT BE USED AS SITE ROADS OR SITES FOR STOCKPILING AND STORING PLANT, MATERIALS OR EQUIPMENT. THE DEVELOPER SHALL BE LIABLE FOR THE COST OF RESTITUTION IF ANY DAMAGE HAS BEEN CAUSED TO THE HIGHWAY.
24. NO WORKS TO COMMENCE UNTIL THE TRAFFIC MANAGEMENT SCHEME HAS BEEN WRITTEN AND INSTALLED.
25. NO WORKS TO START UNTIL THE AGREEMENT IS SIGNED.
26. THE PUBLIC OPEN SPACE AREA BEHIND THE ADJOINABLE HIGHWAY, BOUND BY TREES AND SURROUNDING SUBSTRATE WITHIN 10m AND/ OR TO THE ADJOINABLE AREAS AND PRIVATE CAR PARKING SPACES ARE TO BE MAINTAINED BY MANAGING AGENTS, CROFTBIE, PROPERTY, MANAGEMENT AND MAINTENANCE.

ONSITE PHASE KEY PLAN

P	23/04/14	JB	3m PLASTIC STRIP REMOVED	NO	DP
M	08/06/14	JB	AMENDED TO SIRT ISA COMMENTS	NO	DP
N	02/04/14	JB	HIGHWAY LAYOUT NEAR UNITS 166-176 & 188-192 UPDATED	NO	DP
L	14/03/14	JFS	SOUTH SCHEME REVERTED BACK TO PREVIOUSLY APPROVED SCHEME	NO	DP
K	08/12/13	TSB	AMENDED TO SIRT ISA COMMENTS	NO	DP
J	26/11/13	TSB	MASTERPLAN AMENDED TO SUIT SCHOOL LAYOUT	NO	DP
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					
FOR TECHNICAL APPROVAL					

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CLIENT:	PROJECT:
BERKELEY HOMES	NORTH BERSTD, BOGNOR REGIS, WEST SUSSEX
ARCHITECT:	TITLE:
OMEGA PARTNERSHIP	PHASE 3 SECTION 38 AGREEMENT

SCALE @ A1:	CHECKED:	APPROVED:
1:250	JDP	CJM
CAD FILE:	DESIGN DRAWN:	DATE:
2037-PH3-S38-301	DP	September 2011
PROJECT No:	DRAWING No:	REV:
11012037	2037/PH3/S38/301	P

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