Proposed extent of swale for future development area.

Shallow (100mm deep) swale with 1:2 sides above 225mm land drain to pick up surface water from roads.

Proposed extent of swale for future development area.

Outline of pond to drain future development

AREA OF REDUCED SPECIFICATION

Pond
Cut: 356.362m³
Fill: 6.323m³
Water: 331.026m³
Top of bank min.: 4.370
Base of basin: 2.780
Depth: 1.59m

Outline of pond to drain future development

Indicative bellmouth location subject to housing layout reserved matters

Existing Pond / Ditch

Indicative bellmouth location subject to housing layout reserved matters

Scrape Ditch to 3.00mAOD

Existing Ditch

Raise footpath levels south of this point to tie into the proposed access.

Ditch to be filled and culverted

Ditch to be filled and culverted

Proposed culverts are subject to Ordinary Watercourse Consent

Tie into road levels designed by BP Civils.

Ditch to be filled and culverted

Ditch to be filled and culverted

Raise footpath levels north of this point to tie into the proposed access.

Existing Ditch

Existing Ditch

LEGEND

Site Boundary

Proposed Contours Primary & Secondary

Root Protection Area

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.

2. Tender or billing drawings shall not be used for construction or the ordering of materials.

3. Do not scale. All dimensions and levels to be site confirmed.

4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements.

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Rev	Amendments	Date	Dsn	Chk
P6	Layout updated.	18.11.25	DT	MR
P5	Layout updated & root protection areas added.	29.10.25	DT	MR
P4	Layout updated.	24.10.25	DT	MR
P3	Layout updated.	09.10.25	DT	MR
P2	Layout updated.	08.10.25	DT	MR
P1	Preliminary Issue	06.10.25	DT	MR

Status
PRELIMINARY

Client
NORTHGATE PROPERTIES LTD

Architect

Project
SUMMER LANE, PAGHAM
WEST SUSSEX

Title
ESTATE ROAD
SITE LEVELS & CONTOURS

Date	Scale @ A0
OCTOBER 2025	1:200
Clients Ref.	Project Ref. 13226

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Drawing Number 13226/1851 Rev. P6