



Coordinate Table			
STATION	DESCRIPTION	EASTING	NORTHING
C51	POM	532341.572	119330.833
C52	POM	532448.042	119444.599
C53	POM	532427.348	119271.051
C54	POM	532359.025	118964.284
C55	POM	532394.517	118910.616
C56	POM	532484.074	118822.160
C57	POM	532500.965	118789.410

- LEGEND
- 1.8m High Close Boarded Fence

1.8m High Close Board Fence with Gravel Board

1.8m High Brick Screen Wall

1.8m High Brick Screen/Retaining Wall

1.0m High Post & 2-Rail Rustic Fence (with black UPVC coated Chain Link)

1.2m Estate Railings (painted black)

Brick Retaining Wall

1.8m High Ready Hedge

0.9m High Ready Hedge

Timber Slatted Retaining Wall

Secondary DPC

Additional Exposed Facing Brickwork (Number of extra courses shown)

Viqueen Tanking system applied in accordance with drawing 153-FR05-40

Skeletal tanking applied in accordance with manufacturers instructions

Ownership of Fence / Wall

Gate

Expansion Joint

Secondary DPC

Road Gully

Pedestrian and cycle friendly gully cover

Yard Gully

Drive Gully

Acu Gully

Slot Drain

Hepworth 225mm dia. Inspection Chamber

Surface Water Rodding Eye

Public Foul Sewer & Manhole

Public Surface Water Sewer & Manhole

Private Foul Sewer & Manhole

Private Surface Water Sewer & Manhole

Backdrop Manhole

Water Butt - Min 200 litre

Water Butt - Slimline

Mobility Access

Street Nameplate

Existing Level

Proposed Level

Control Station

Street Lighting Column

Trees to be removed

C51 Kerb (see edging detail E)

Bollard

Perforated Land Drain wrapped in terram

Roads cover infilled with surface material as stated on drawing 153-018

Lighting Bollard

Feeder Pillar

- NOTES
1. The current ground levels are approximately 1m below intended finish level as a result of the ground improvement works that have been undertaken. The finish levels are to be achieved by raising with clean fill to the levels indicated. Where this fill is to support retaining structures then the fill should be placed and compacted in accordance with the specifications for highway works.

2. Invert levels to existing manholes & sewers are to be checked on site BEFORE any construction commences and any discrepancies are to be reported to the TECHNICAL DEPT.

3. All levels shown within individual plots are OPC levels.

4. Precast concrete suspended floors are to be used throughout. Details of floors are shown on the House Type drawings.

5. B&S surround to all private drainage is to be Type 'S'.

6. For private drainage details refer to Private Manhole Schedule Nos. 160PWSW01 & 02 and 160PWFW01.

8. All plots to have gas membranes.

- A Public visibility plays added. JW 05/09/17
- B Plots 295-271 corrected from S804-V2 to S804-C. Private drainage layout and level amendments to plots 295-288. Tree and hedging positions altered in accordance with latest landscaping design. Street lighting amended to accord with latest SSE drawings. Service margin widened to south of Road 211. Ramp relocated into Phase 2A adjacent to plot 271. Footway increased to 2m between Road 211 and P245 visitor parking. DC 24/11/17
- C Private parking bays between Road 211 and the Public Open Space included within issue extents. DC 18/12/17
- D Close board specified to all fence divisions. Ramp removed adjacent to community square. Floor level adjusted to plot 283 garage. Floor level maintained on plot 284/285 garage, but OPC amended to be shown 150mm above. Gully added at entrance to P245 private parking area to prevent discharge onto public highway. Lighting Column 8 moved to opposite side of Road 211, and proposed tree position adjusted to suit. DC 05/03/18
- E Indicative layout for Block D (GP surgery) added, and plots 126/295/295 FFL's adjusted to suit the retaining wall added to the boundary between Block D parking and plot 294. Bin store extents adjusted adjacent to plot 294. Private drainage taken over ground beams, as opposed to below as per original strategy, for plots with cast in situ ground beams (with the exception of plot 283). Backdrops added to demarcation manholes F128/102 and F107/103 to suit. DC 19/03/18
- F Level threshold added to P245. Mobility symbols added to plots 258/260. Paths added to garages on plots 283, 284 and 285. MB 13/04/18
- G Boundary hedge position adjusted to plot 271 in order to reduce banking around Block D parking area. Footpath removed between plot 123 / 294 / 295 and private parking area, with slot drain added. 0.6m upsands created at footpath entrances onto the shared surface area on Road 211. Land drainage added across Phase 2B. DC 02/05/18
- H Brick retaining wall removed from plot 271 to assist Build with show home delivery. Retaining wall to be included within Block D scheme following detailed design and issue. Bollard lighting added to HA P245 & P246 and private area for plots 126 / 294 / 295. Additional front path added to P245. DC 22/02/19

Rev	Description	Initial	Date
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BURGESS HILL
KINGS WEALD
PHASE 2B

ENGINEERING LAYOUT
SHEET 1 OF 1

SCALE :	1/200 @ A0
DATE :	JULY 2017
DRAWN :	MB
CHECKED :	DC
DRG.No. :	160/030

H