

REFER TO KWL DRAWING 10910HW01 FOR LIST OF DRAWINGS DETAILING ALTERATIONS TO EXISTING PUBLIC HIGHWAY, INCLUDING WIDENING OF BARLEYFIELDS AND ADDITION OF A CYCLEWAY



NORTH-WEST CORNER OF SITE TO DRAIN BY INFILTRATION. REMAINDER OF SITE, WHERE INFILTRATION IS NOT SUITABLE, WILL DRAIN BY GRAVITY TO THE SUDS STORAGE FEATURES SHOWN

PROPOSED FOUL SEWER NETWORK CONNECTION TO EXISTING PUBLIC SEWERS - SUBJECT TO AGREEMENT WITH THE WATER AUTHORITY

PROPOSED FOUL SEWER LAID ACROSS AWG LAND HOLDINGS LIMITED LAND UNDER CONTRACT. REFER TO DEED OF EASEMENT

EXISTING WATERCOURSE RUNNING TO WEELEY BROOK TO BE CLEANED OUT AND MAINTAINED BY THE ESTATE MANAGEMENT COMPANY. PIPED DITCH CROSSINGS TO BE CLEANED OUT/REPLACED AS NECESSARY

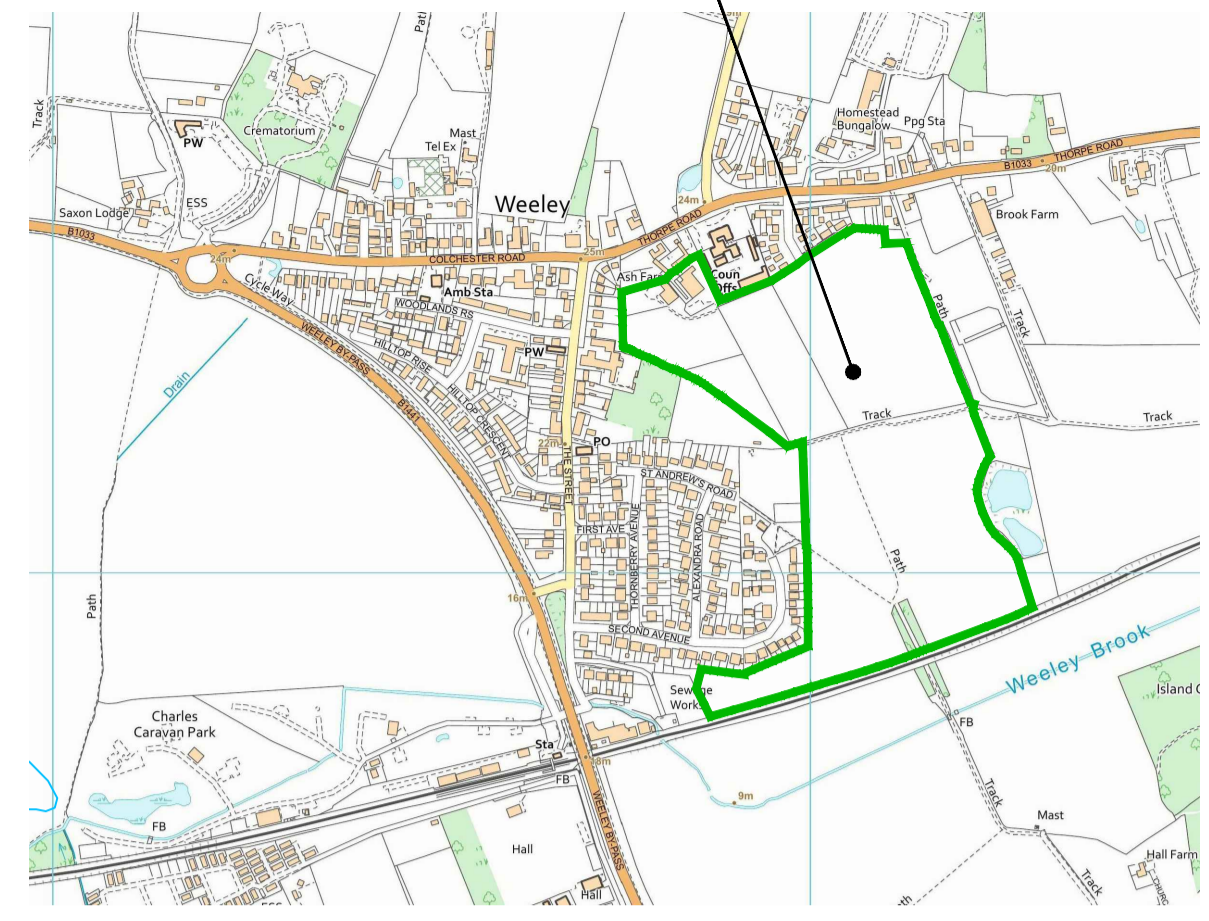
IMPORTANT! NO MATERIALS INCLUDING TOPSOIL ETC. TO BE STORED NEAR TO RAILWAY CUTTING SLOPES

PLAN
SCALE 1:2000

WARNING

Various services exist in the vicinity of the site. Prior to commencement of the works the Contractor shall liaise with all relevant service providers to locate, protect and where necessary divert all services affected by the works

THE SITE



LOCATION PLAN
SCALE 1:10000

ADOPTABLE DRAINAGE NOTES

1. ALL PROPOSED ADOPTABLE FOUL AND SURFACE WATER SEWERS (EXCEPT HIGHWAY DRAINS) AND ALL WORKS TO EXISTING PUBLIC SEWERS SHALL BE STRICTLY IN ACCORDANCE WITH WATER UK DOCUMENTS 'SEWERAGE SECTOR GUIDANCE - APPROVED DOCUMENTS' INCLUDING 'SSG APPENDIX C - DESIGN AND CONSTRUCTION GUIDANCE' AND THE REQUIREMENTS OF THE WATER AUTHORITY.
2. GULLIES, GULLY CONNECTIONS AND HIGHWAY DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAYS AUTHORITY.
3. ALL COVER LEVELS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXACT LEVELS TO BE DETERMINED ON SITE TO SUIT ADJACENT FINISHED LEVELS AND PROFILE.
4. THE CONTRACTOR SHALL MAKE ALLOWANCE FOR DEALING WITH ANY LIVE FLOWS IN EXISTING DRAINS OR SEWERS.
5. PRIOR TO COMMENCEMENT OF THE DRAINAGE WORKS, THE CONTRACTOR SHALL VERIFY THE INVERT LEVELS OF EXISTING MANHOLES AND/OR WATERCOURSES AT PROPOSED DISCHARGE POINTS.
6. OFF-SITE SEWERS AND OUTFALLS SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS ON-SITE.
7. THE COST OF ANY CCTV SURVEY UNDERTAKEN AT THE INSTRUCTION OF THE WATER AUTHORITY SHALL BE BOURNE BY THE CONTRACTOR.
8. NO WORKS ARE TO BE UNDERTAKEN WITHIN EXISTING PUBLIC MANHOLES OR NEW MANHOLES BUILT ON EXISTING PUBLIC SEWERS WITHOUT THE APPOINTED CONTRACTORS FIRST OBTAINING A CONFINED SPACE PERMIT TO WORKERS FROM ANGLIAN WATER. PERMITS ARE ONLY ISSUED TO CONTRACTORS' STAFF WHO HOLD THE APPROPRIATE CITY AND GUILDS CONFINED SPACE TRAINING CERTIFICATION.
9. ALL PRIVATE CONNECTIONS TO THE PROPOSED PUBLIC SEWERS TO BE LAID TO THE GRADIENTS AND PIPE SIZE SHOWN (MINIMUM OF 100mm DIAMETER) AND LAID SOFFIT TO SOFFIT. CONNECTING PRIVATE PIPEWORK TO BE MADE IN VITRIFIED CLAY.

ADOPTABLE HIGHWAY NOTES

1. ALL ADOPTABLE HIGHWAY CONSTRUCTION (INCLUDING HIGHWAY DRAINS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ESSEX COUNTY COUNCIL DEVELOPMENT CONSTRUCTION MANUAL AND THE REQUIREMENTS OF THE HIGHWAY AUTHORITY.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENCES AND PRIOR APPROVAL OF THE HIGHWAY AUTHORITY BEFORE CARRYING OUT ANY WORKS WITHIN THE EXISTING PUBLIC HIGHWAY.
3. ALL PRIVATE DRIVES SHALL BE CONSTRUCTED USING GULLIES OR OTHER SUITABLE MEANS TO ENSURE THAT NO SURFACE WATER DRAINS ONTO THE EXISTING OR PROPOSED PUBLIC HIGHWAY.
4. UNLESS NOTED OTHERWISE, ALL ROAD MARKINGS SHALL BE IN WHITE THERMOPLASTIC SCORED WITH APPLIED GLASS BEADS. ALL IN ACCORDANCE WITH HIGHWAY AGENCY SPECIFICATION FOR HIGHWAY WORKS.
5. STREET LIGHTING COLUMNS SHOWN FOR INFORMATION ONLY. REFERENCE MUST BE MADE TO THE STREET LIGHTING DESIGN DRAWINGS AND CALCULATIONS.
6. LOCATION, EXTENT AND ORIENTATION OF TACTILE PAVING, SIGNS AND OTHER STREET FURNITURE TO BE AGREED ON SITE WITH THE HIGHWAY AUTHORITY.

ADOPTABLE STREET LIGHTING

1. ALL ADOPTABLE STREET LIGHTING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY AUTHORITY STREET LIGHTING ENGINEER.
2. REFER TO LIGHTING SPECIALISTS DESIGN PROPOSAL FOR DETAILS AND SPECIFICATION OF ALL LIGHTING.
3. ALL COLUMN LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. EXACT LOCATIONS TO BE AGREED ON SITE WITH THE HIGHWAY AUTHORITY STREET LIGHTING ENGINEER.

SCHEDULE OF ROADS AND DRAINAGE WORKS DRAWINGS

NUMBER	TITLE
109101000	SCHEME PLAN (THIS DRAWING)
109101001	ENGINEERING LAYOUT - SHEET 1 OF 17
109101002	ENGINEERING LAYOUT - SHEET 2 OF 17
109101003	ENGINEERING LAYOUT - SHEET 3 OF 17
109101004	ENGINEERING LAYOUT - SHEET 4 OF 17
109101005	ENGINEERING LAYOUT - SHEET 5 OF 17
109101006	ENGINEERING LAYOUT - SHEET 6 OF 17
109101007	ENGINEERING LAYOUT - SHEET 7 OF 17
109101008	ENGINEERING LAYOUT - SHEET 8 OF 17
109101009	ENGINEERING LAYOUT - SHEET 9 OF 17
109101010	ENGINEERING LAYOUT - SHEET 10 OF 17
109101011	ENGINEERING LAYOUT - SHEET 11 OF 17
109101012	ENGINEERING LAYOUT - SHEET 12 OF 17
109101013	ENGINEERING LAYOUT - SHEET 13 OF 17
109101014	ENGINEERING LAYOUT - SHEET 14 OF 17
109101015	ENGINEERING LAYOUT - SHEET 15 OF 17
109101016	ENGINEERING LAYOUT - SHEET 16 OF 17
109101017	ENGINEERING LAYOUT - SHEET 17 OF 17
109101101	ADOPTABLE ROAD SETTING OUT - SHEET 1 OF 9
109101102	ADOPTABLE ROAD SETTING OUT - SHEET 2 OF 9
109101103	ADOPTABLE ROAD SETTING OUT - SHEET 3 OF 9
109101104	ADOPTABLE ROAD SETTING OUT - SHEET 4 OF 9
109101105	ADOPTABLE ROAD SETTING OUT - SHEET 5 OF 9
109101106	ADOPTABLE ROAD SETTING OUT - SHEET 6 OF 9
109101107	ADOPTABLE ROAD SETTING OUT - SHEET 7 OF 9
109101108	ADOPTABLE ROAD SETTING OUT - SHEET 8 OF 9
109101109	ADOPTABLE ROAD SETTING OUT - SHEET 9 OF 9
109101121	ADOPTABLE ROAD CONTOUR PLAN - SHEET 1 OF 9
109101122	ADOPTABLE ROAD CONTOUR PLAN - SHEET 2 OF 9
109101123	ADOPTABLE ROAD CONTOUR PLAN - SHEET 3 OF 9
109101124	ADOPTABLE ROAD CONTOUR PLAN - SHEET 4 OF 9
109101125	ADOPTABLE ROAD CONTOUR PLAN - SHEET 5 OF 9
109101126	ADOPTABLE ROAD CONTOUR PLAN - SHEET 6 OF 9
109101127	ADOPTABLE ROAD CONTOUR PLAN - SHEET 7 OF 9
109101128	ADOPTABLE ROAD CONTOUR PLAN - SHEET 8 OF 9
109101129	ADOPTABLE ROAD CONTOUR PLAN - SHEET 9 OF 9
109101201	ROAD & DRAINAGE LONGSECTIONS - SHEET 1 OF 11
109101202	ROAD & DRAINAGE LONGSECTIONS - SHEET 2 OF 11
109101203	ROAD & DRAINAGE LONGSECTIONS - SHEET 3 OF 11
109101204	ROAD & DRAINAGE LONGSECTIONS - SHEET 4 OF 11
109101205	ROAD & DRAINAGE LONGSECTIONS - SHEET 5 OF 11
109101206	ROAD & DRAINAGE LONGSECTIONS - SHEET 6 OF 11
109101207	ROAD & DRAINAGE LONGSECTIONS - SHEET 7 OF 11
109101208	ROAD & DRAINAGE LONGSECTIONS - SHEET 8 OF 11
109101209	ROAD & DRAINAGE LONGSECTIONS - SHEET 9 OF 11
109101210	ROAD & DRAINAGE LONGSECTIONS - SHEET 10 OF 11
109101211	ROAD & DRAINAGE LONGSECTIONS - SHEET 11 OF 11
109101251	FOUL WATER CHAMBER SCHEDULES - SHEET 1 OF 2
109101252	FOUL WATER CHAMBER SCHEDULES - SHEET 2 OF 2
109101253	SURFACE WATER CHAMBER SCHEDULES - SHEET 1 OF 3
109101254	SURFACE WATER CHAMBER SCHEDULES - SHEET 2 OF 3
109101255	SURFACE WATER CHAMBER SCHEDULES - SHEET 3 OF 3
109101301	ADOPTABLE ROAD CONSTRUCTION DETAILS - SHEET 1 OF 3
109101302	ADOPTABLE ROAD CONSTRUCTION DETAILS - SHEET 2 OF 3
109101303	ADOPTABLE ROAD CONSTRUCTION DETAILS - SHEET 3 OF 3
109101351	ADOPTABLE DRAINAGE CONSTRUCTION DETAILS - SHEET 1 OF 2
109101352	ADOPTABLE DRAINAGE CONSTRUCTION DETAILS - SHEET 2 OF 2
109101401	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 1 OF 14
109101402	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 2 OF 14
109101403	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 3 OF 14
109101404	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 4 OF 14
109101405	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 5 OF 14
109101406	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 6 OF 14
109101407	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 7 OF 14
109101408	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 8 OF 14
109101409	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 9 OF 14
109101410	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 10 OF 14
109101411	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 11 OF 14
109101412	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 12 OF 14
109101413	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 13 OF 14
109101414	PRIVATE DRAINAGE & LEVELS LAYOUT - SHEET 14 OF 14
109101451	PRIVATE AREAS EXTERNAL WORKS CONSTRUCTION DETAILS - SHEET 1 OF 2
109101452	PRIVATE AREAS EXTERNAL WORKS CONSTRUCTION DETAILS - SHEET 2 OF 2
109101471	PRIVATE AREAS EXTERNAL WORKS CONSTRUCTION DETAILS
109102001	SECTION 38 AGREEMENT PLAN - SHEET 1 OF 4
109102002	SECTION 38 AGREEMENT PLAN - SHEET 2 OF 4
109102003	SECTION 38 AGREEMENT PLAN - SHEET 3 OF 4
109102004	SECTION 38 AGREEMENT PLAN - SHEET 4 OF 4
109102011	SECTION 38 AGREEMENT PLAN (COLOURED) - SHEET 1 OF 4
109102012	SECTION 38 AGREEMENT PLAN (COLOURED) - SHEET 2 OF 4
109102013	SECTION 38 AGREEMENT PLAN (COLOURED) - SHEET 3 OF 4
109102014	SECTION 38 AGREEMENT PLAN (COLOURED) - SHEET 4 OF 4
109102021	SECTION 104 AGREEMENT PLAN - SHEET 1 OF 5
109102022	SECTION 104 AGREEMENT PLAN - SHEET 2 OF 5
109102023	SECTION 104 AGREEMENT PLAN - SHEET 3 OF 5
109102024	SECTION 104 AGREEMENT PLAN - SHEET 4 OF 5
109102025	SECTION 104 AGREEMENT PLAN - SHEET 5 OF 5
10910AC1	AREAS CONTRIBUTING TO S.W. SEWER MAIN NETWORK
10910AC2	AREAS CONTRIBUTING TO NORTH-EAST S.W. SEWER NETWORK
10910SM1	SUDS MANAGEMENT PLAN
10910RW1	ARRANGEMENT OF MAIN SUDS SYSTEM WETLAND
10910RW2	MAIN SUDS SYSTEM WETLAND CROSS SECTIONS
10910RW3	MAIN SUDS SYSTEM WETLAND CONSTRUCTION DETAILS
10910SU1	DETAILS OF NORTH-EAST SUDS SYSTEM WETLAND

FOR DETAILS OF OFF-SITE HIGHWAY WORKS, REFER TO DRAWINGS LISTED ON DRAWING NUMBER 10910HW01

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS, SPECIALISTS AND ENGINEERS DRAWINGS
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY

NOTES

1. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY DRAWINGS 188839e-01C AND 189839e-02C BY SURVEY SOLUTIONS.
2. ALL LEVELS RELATE TO ORDNANCE DATUM. REFER TO SITE SURVEY FOR LOCATIONS AND VALUES OF GROUND CONTROL STATIONS.
3. PRIOR TO COMMENCEMENT OF ANY WORKS, THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO ENSURE THAT ALL EXISTING SERVICES THAT MAY BE AFFECTED BY THE WORKS ARE LOCATED, PROTECTED AND WHERE NECESSARY DIVERTED.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENCES AND PRIOR APPROVAL OF THE HIGHWAY AUTHORITY BEFORE CARRYING OUT ANY WORKS WITHIN THE EXISTING PUBLIC HIGHWAY. ALL WORKS SHALL BE IN ACCORDANCE WITH THE ESSEX COUNTY COUNCIL DEVELOPMENT CONSTRUCTION MANUAL.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS LISTED IN THE SCHEDULE.
6. ALL DRAIN LATERAL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE LINE AND LEVEL SHOWN ON THE PRIVATE DRAINAGE LAYOUTS. LATERALS SHALL BE SUITABLY CAPPED AND THEIR POSITION CLEARLY MARKED AND RECORDED FOR FUTURE USE. UNLESS NOTED OTHERWISE ALL LATERALS SHALL BE 150mmØ PIPEWORK LAID AT 1 IN 80.
7. ALL PRECAST AND INSITU CONCRETE AND MORTAR USED IN THE CONSTRUCTION OF FOUL SEWERS/DRAINS MUST COMPLY WITH THE REQUIREMENTS OF BRE SPECIAL DIGEST 1, DESIGN SULPHATE CLASS DS-3 AND AGGRESSIVE CHEMICAL ENVIRONMENT FOR CONCRETE CLASS AC-3 FOR ALL OTHER CONCRETE/MORTAR THE REQUIREMENTS FOR BURIED CONCRETE SHALL BE AS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION.
8. NO OVERHEAD PROJECTIONS, GAS METER BOXES ETC. TO BE SITED OVER ADOPTABLE AREA OR IN ADJACENT AREAS OPEN TO THE PUBLIC.
9. WHERE THERE IS NO PROPOSED FOOTWAY, ALL ADOPTABLE CARRIAGEWAYS SHALL HAVE A MINIMUM CLEARANCE OF 500mm TO ANY FENCE, PLANTING OR OTHER OBSTRUCTION.
10. ALL TREES PLANTED WITHIN 5m OF ANY EXISTING OR ADOPTABLE HIGHWAY (FOOTWAY OR CARRIAGEWAY) SHALL BE PROVIDED WITH ROOT PROTECTION MEASURES TO PROTECT THE FUTURE PUBLIC HIGHWAY.
11. ANY PLANTING WITHIN 3m OF BELOW GROUND STORAGE CRATES TO BE SHALL BE PROVIDED WITH ROOT PROTECTION MEASURES TO PROTECT THE SUDS SYSTEM.
12. ANY PART OF A SWALE OR STORAGE BASIN WITHIN 5m OF ANY BUILDING SHALL BE LINED WITH AN IMPERMEABLE MEMBRANE.
13. AN ENGLISH BOND IS REQUIRED TO ALL BRICKWORK SUPPORTING COVERS AND FRAMES WITHIN THE ADOPTABLE HIGHWAY UNLESS SPECIFIED DIFFERENTLY. MORTAR LAYING JOINTS SHOULD BE BETWEEN 12mm-18mm.
14. ALL COVER LEVELS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXACT LEVELS TO BE DETERMINED ON SITE TO SUIT ADJACENT FINISHED LEVELS AND PROFILE.

F		
E		
D		
C	18.12.2023	LAYOUT UPDATED.
B	09.05.2022	ROAD NUMBERS ADDED.
A	02.12.2021	SITE LAYOUT UPDATED.

Revisions

Client



Project

EXTENSION TO BARLEYFIELDS RESIDENTIAL DEVELOPMENT WEELEY, ESSEX.

Drawing Title

SCHEME PLAN

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Scales	1:2000 @ A1	Date	Oct 2021
Drawing No.	10910/1000	Rev.	C