



Notes

All dimensions shown are in millimetres unless otherwise stated. They should not be scaled from the drawings and must be checked on site, by the Contractor, from the actual work wherever possible.

These notes shall be read directly in conjunction with Hazelind Consultant's other relevant drawings and the Architect's details, together with any subsequent revisions and amendments.

Legend

- Scope of shared common parts; **Management Company** responsibility for maintenance
- Boundary of Application Site
- Extent of shared drainage; **Management Company** responsibility for maintenance

Common Parts

The Common Parts will be transferred to a **Management Company** on completion of the development. **The Management Company** will retain responsibility for maintaining all aspects of the Common Parts to the extent that they are not adopted. It will be required to prepare maintenance budgets and collect service charges on account. This is a standard setup for new build estates.

**The Management Company** is to provide a maintenance tasks schedule prior to the completion of the works.

ALL PIPES 1600 UNLESS OTHERWISE INDICATED.

Drainage Maintenance

The following recommendations are to be developed into a detailed Maintenance Schedule by The Management Company.		
Maintenance Activity	Indicative Frequency	Typical Tasks
Routine/regular	Monthly	Litter picking.
		Highway verge grass cutting to 35-75mm (seasonal).
	Every six months	Pond verge and access paths grass cutting to 35-75mm (seasonal).
		Highway sweeping.
		Inspect attenuation pond, road gullies and channels for damage or blockages.
		Inspect flow control chambers and orifice plates for damage and blockages.
		Rough grass required for access cutting to 100-150mm.
		Inspect flow control chambers and orifice plates for damage and blockages.
Occasional	Annually	Inspect and clean out silt traps.
		CCTV inspection of cellular storage units.
		Jet wash surface water drainage, including cellular storage units.
		Inspect foul chambers and jet wash foul drainage system.
		Inspection and maintenance of flow control units.
		Vegetation management throughout all drainage components, including pond.
		Rough grass not required for access or areas managed for wildlife interest mowing/trimming.
		Remove any silt from around pond inlets and outlet.
		Remove any silt build up from attenuation pond area, without reducing the SuDS design profile or removing any significant amounts of subsoil and vegetation. To be carried out during September-October to minimise wildlife disturbance.
Remedial	As required	Road re-surfacing.
		Reinstatement of damaged highway edgings/kerbs.
		Inlet and outlet repairs.
		Erosion repairs.
		Clean up and reinstatement following pollution and/or flooding.

For Approval

P3 01/12/23 Updated and issued for approval.  
P2 21/09/23 Updated and issued for approval.  
P1 05/10/21 Issued for approval.

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Client  
The Park Lane Group  
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Project  
Waterbury Way  
Swanley Close, Eastbourne  
Drawn  
Proposed Development Of 51 Houses  
Common Parts Maintenance Plan

Scale  
as shown @ A1  
Date  
oct 2021  
By  
jml  
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Status  
S4