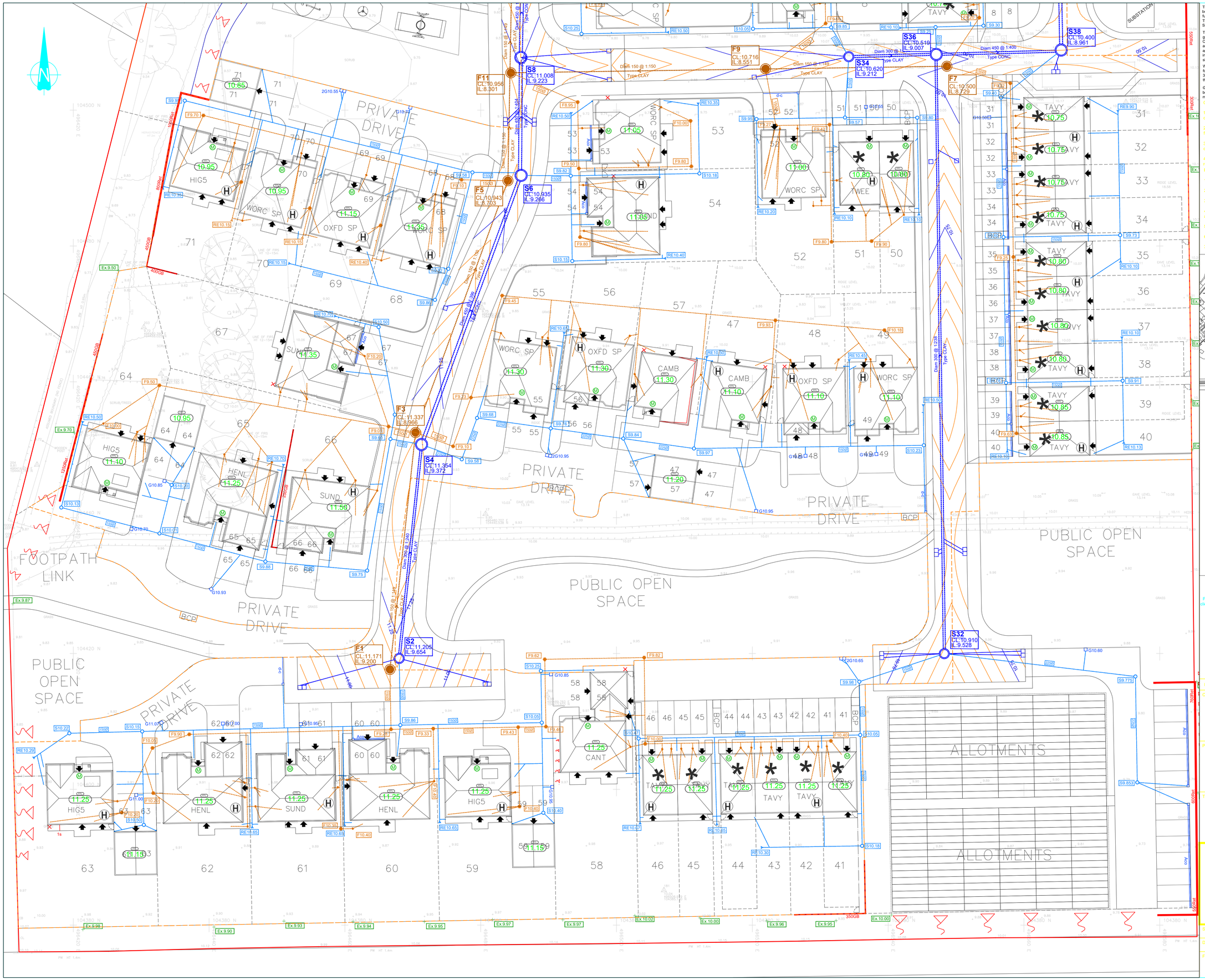

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc.,whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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GENERAL NOTES

1. This drawing is to be read in conjunction with relevant architectural and engineering drawings.

2. Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.

3. Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.

4. Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

EXTERNAL WORKS

1. All rear garden gradients are approximate and may vary due to site conditions.

2. All retaining structures to be designed by a structural engineer.

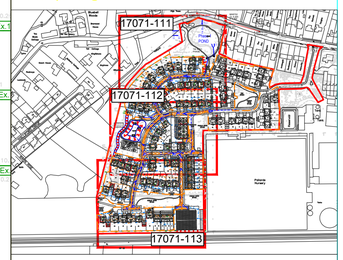
3. Type of retaining structure to be determined by the client.

4. Extents of illustrated retaining structures, exposed brickwork below DPC, tanking, and double DPC's are shown as indicative only and may vary due to site conditions.

5. Retained heights shown are indicative and may vary along the length of feature.

6. Social units assumed to be level front and back with Double DPC.

7. Sheet layout view @ 1:5000



Drainage Legend:

General

140.00	Proposed Finished Floor Level
130.85	Proposed Garage Slab Level
	Site Boundary

Private Drainage

Foul Water Sewer (1000mm unless otherwise stated)	Storm Water Sewer (1000mm unless otherwise stated)
F44.50 Foul Water 525mm Inspection Chamber (Max. Depth 3000mm)	S44.50 Storm Water 525mm Inspection Chamber (Max. Depth 3000mm)
F44.50 Foul Water 300mm Inspection Chamber (Max. Depth 750mm)	S44.50 Storm Water 300mm Inspection Chamber (Max. Depth 750mm)
FBD44.50 Foul Water Backdrop (& Incoming Invert Level)	SBD44.50 Storm Water Backdrop (& Incoming Invert Level)
1000 2250 Foul Water Pipe Diameter	RE44.50 Storm Water Rodding Eye & Level (Max. Depth 750mm)
Aco Aco Drain	1000 2250 Storm Water Pipe Diameter
d-c Dished Channel	RWP Added
G58.40 Gully & Level	RWP Removed

FOR PLANNING

Please note whilst these drawings may be used for tender purposes, drawings are subject to client approval as part of ongoing consultations and design check. Amendments may therefore be requested.

Rev.	Description	Date	By
A	Drawing updated to For Construction.	14.06.17	JE
-	First issue.	12.05.17	TB

Client

REDROW

Project

Barnham
Phase 2

Title

Private Drainage Layout
Sheet 3 of 3

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Scale	1:250 @ A1	Drawn	TB
Date	May 2017	Checked	JB
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ARUN DISTRICT COUNCIL BN5/9318/DOC