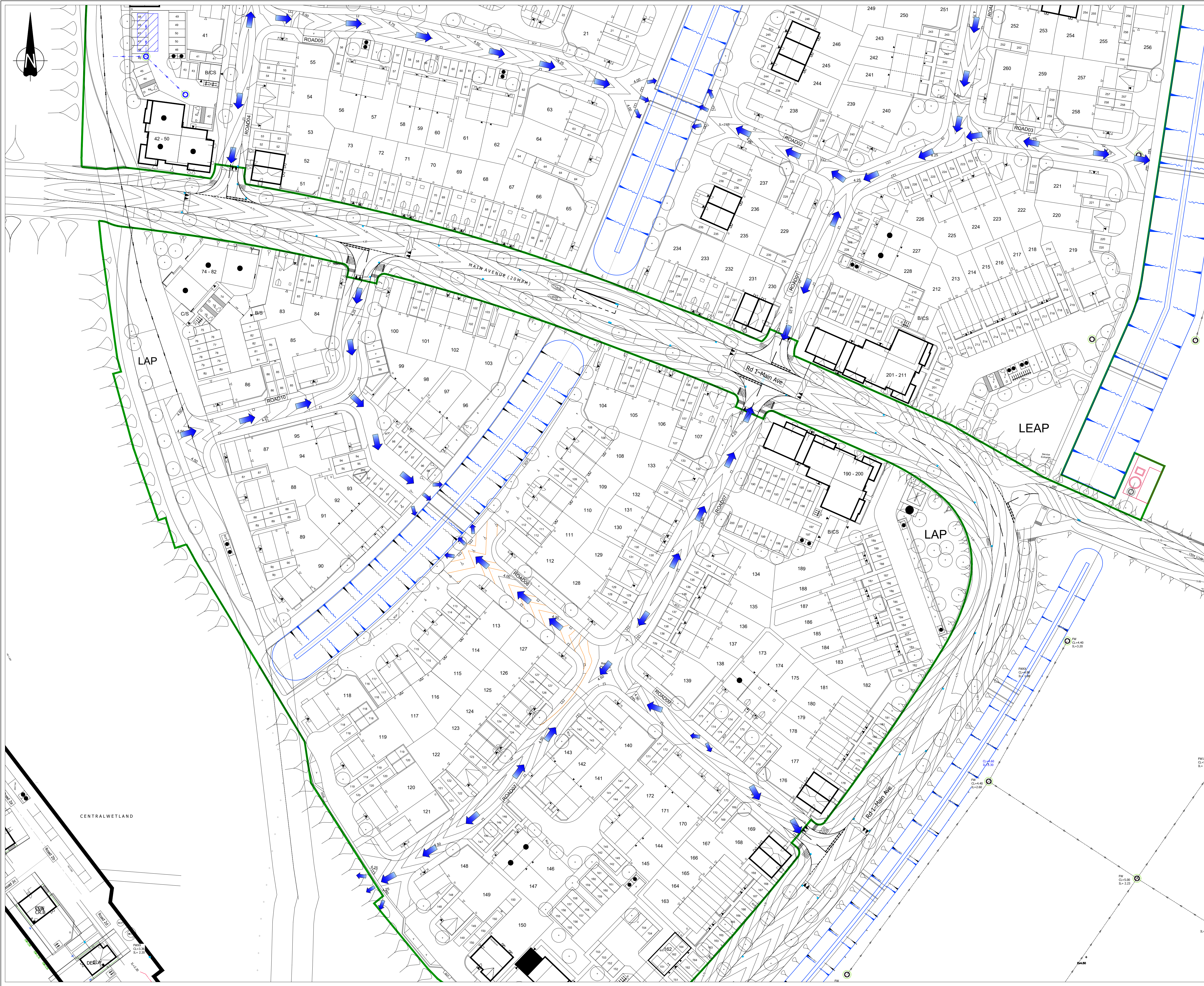




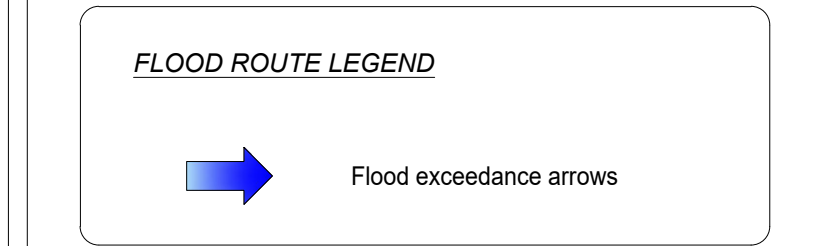
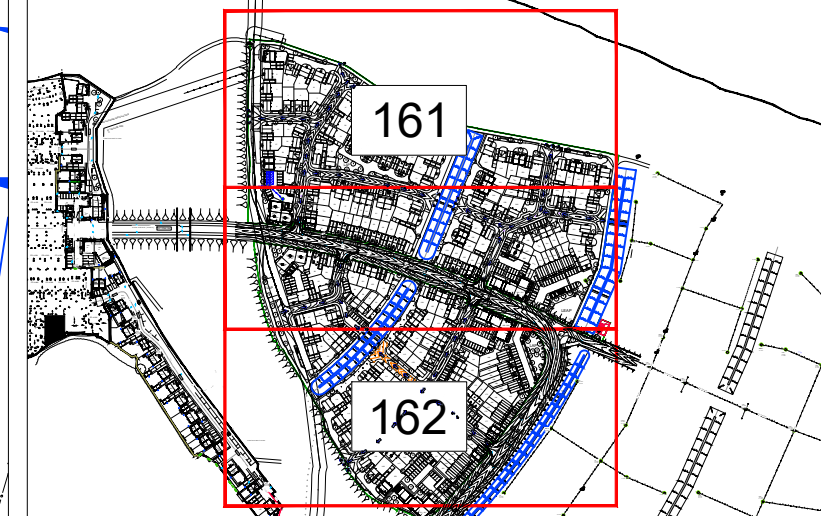
The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully compliant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply with all aspects with current building regulations. Where flood exceedance arrows are shown, the Contractor is to ensure that they are fully compliant with the contents and requirements of the site investigation report. This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure shall be investigated and verified by the Contractor and any areas of ground found to be unsuitable shall be made good to the satisfaction of the Engineer. 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 retained and protected by suitable measures. All trees are to be planted to 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. © This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for errors made by other parties.

**GENERAL NOTES**

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise stated.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

**ADAPTABLE ROADS AND SEWERS**

- Roads, footways and parking bays which form part of the highway to be adopted under Section 38 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
- Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Water Authorities Association 'Sewers for Adoption 6th or 7th Edition' with any amendments specified by the Adopting Water Authority.
- All pipes to be used in adoptable sewerage shall be either daywater to BS EN 205 or concrete to BS EN 1916 and BS 5811 Part 1 with Class B bedding unless otherwise stated. With approval of the Adopting Authority solid wall concentric external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 14775 may be used.
- Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTP Type 1 material.
- Where cover to a pipe is less than 1200mm under adoptable carriageway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTP Type 1 material. Where concrete bed and surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each pipe joint.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
- Positions of existing services/utility undertakes appearing adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.



|   |                                                                                                                       |            |    |
|---|-----------------------------------------------------------------------------------------------------------------------|------------|----|
| B | Plot 112 & 113 FFL amended                                                                                            | 21.06.2021 | DA |
| A | Updated to suit amendments to bin store, cycle store and adjacent 74-82, access through 151, cycle store adjacent 150 | 08.06.2021 | SH |
| - | First Issue                                                                                                           | 14.04.2021 | CS |

| Rev. | Description | Date       | By |
|------|-------------|------------|----|
| 1    | First Issue | 14.04.2021 | CS |

Drawing Status

**PRELIMINARY**

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

Client

**PERSIMMON**  
Together, we make a home

Project

Littlehampton,  
Phase 5

Title

Flood Routing Plan  
Sheet 2 of 2

**BANNERS GATE**  
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES  
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN  
Tel: 0121 687 1500 Fax: 0121 687 1501  
E-mail: mail@bannersgate.com

|       |                                 |         |              |
|-------|---------------------------------|---------|--------------|
| Scale | 1:500 @ A1                      | Drawn   | CS           |
| Date  | April 2021                      | Checked | LH           |
| File  | 21044 / dwgs / civils / current | Drawing | 21044 / 162B |