



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 legislation, British Standard BS5645:2001 and any other relevant standards. This drawing is not intended to show details of ground conditions or ground constraints. Each area of ground relied upon to support any structure or retaining structure must be investigated by the Contractor and any areas of ground found to be inadequate must be made good in accordance with the anticipated conditions as described in the site investigation report and are to be immediately notified to the Engineer, when applicable. Any exposed full ground or ground constraints are to be investigated further by a suitable geotechnical report. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical report. It is to be provided to accommodate the proposed tree planting, where applicable. Where existing trees are shown to be retained they should be subject to a full arboricultural inspection by a suitably qualified person. As 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. This drawing and any associated 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 assessments made by other persons.

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 shown.
- 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.

ADOPTABLE 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 clayware to BS EN 285 or concrete to BS EN 1916 and BS 5911: Part 1 with Class 3 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 12476 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 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 undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

Kerbing & Surface Finishes Legend:

Kerbing

- HB2 Kerb**
 - 125mm Exposed Face
 - Used for the adoptable carriageway
- BN Kerb**
 - 225mm Exposed Face
 - Used for vehicular crossovers & Pedestrian Crossings
- EF Edging**
 - Flush with any adjacent building material
 - Used for the rear of footway, demarcation of grass verges & pedestrian crossings
- Transitional Kerb**
 - Should be used for the transition of kerb types and differences in the exposed face
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Surface Finishes

- Impermeable Tarmac Road**
- Impermeable Tarmac Footway / Vehicular Crossover**
- Grass Verge**
- Service Margin**

General

- Site Boundary**

F	Minor updates to reflect detailed layout.	02.02.2022	OB
E	Latest layout inserted into drawing.	24.11.2021	JH
D	Updated to suit revised planning layout.	22.10.2021	JC
C	Additional tactile crossing added and laybys amended.	26.08.2021	SH
B	Updated to show service margins and handstanding at laybys	24.08.2021	SH
A	Updated to suit amendments to bin store, cycle store and adjacent 74-82, access through 151, cycle store adjacent 150	08.06.2021	CS
-	First Issue	14.04.2021	CS

Rev.	Description	Date	By
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Drawing Status **PRELIMINARY**

Please note while these drawings may be used for tender purposes, drawings are subject to West Sussex Highways 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 **Adoptable Kerbing & Finishes Plan**
Sheet 1 of 2

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