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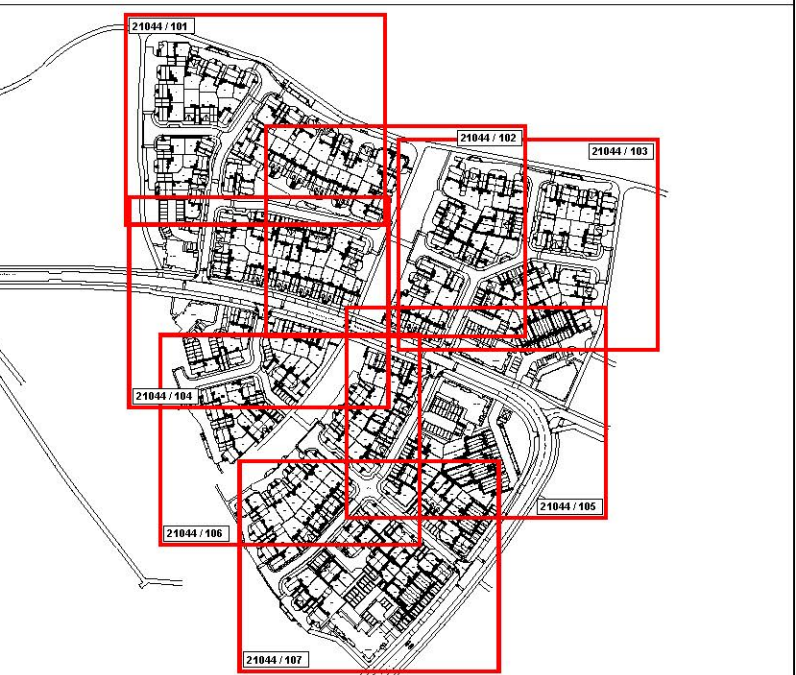
GENERAL NOTES

- 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 take-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.
- 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 construction points and ensure that they are fully consistent 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 ground which are shown to be contaminated or which are shown to be contaminated 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.

EXTERNAL WORKS & FEATURES NOTES

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the client.
- Extents of illustrated retaining structures, exposed brickwork below DPC, tanking, and double DPCs are shown as indicative only and may vary due to site conditions.
- Retained heights shown are indicative and may vary along the length of feature.
- All flat path or drive gradients shown must provide suitable cross-fall (1:45) to ensure drainage of any surface water to commencement of any construction works.
- All proposed drive levels are based on garden gradient illustrated and may vary due to site conditions.
- All rear garden gradients are approximate and may vary due to site conditions.
- The contractor is to ensure that all proposed banks do not have any effect on surrounding infrastructure or buildings regardless of whether they are proposed or existing.
- The contractor is to ensure that all proposed parking bays / access paths are built to the correct dimensions. Any variations to the dimensions that are required to be reported to the engineer immediately.

SHEET LAYOUT SCALE = 1:5000



External Levels & Features Legend:	
Levels	External Works
(80.00) Proposed Finished Floor Level	--- Proposed Double Damp Proof Course
(80.00) Proposed Garage Level	450b Proposed Exposed Brickwork (indicated below damp proof course)
+80.00 Proposed External Spot Level	450m Proposed Tanking (indicated above damp proof course)
--- Proposed Fall Direction	450RW Proposed Masonry Retaining Wall
@ Part M Level Access Indicator	300GB Proposed Gravel Board
--- Drainage	--- Proposed Bank / Slope (min. gradient = 1 in 5, max. gradient = 1 in 3)
--- Proposed Aco Drain	--- Proposed Steps
--- Proposed Dish Channel	
--- Proposed Gully & Level	
General	
--- Site Boundary	--- Proposed S38 Road Gully (subject to the relevant Highway Authorities Approval)

A	3m wide cycleway link added and levels adjusted to suit outside apartment block 152-162.	01/08/2022	OB
-	First Issue	02/02/2022	OB
Rev.	Description	Date	By
1	First Issue	02/02/2022	OB

Drawing Status: **PRELIMINARY**

Subject to Client approval as part of ongoing consultations and design check, amendments may therefore be required.

Client: **PERSIMMON**
Together, we make a home

Project: **Littlehampton Phase 5**

Title: **External Levels & Features Plan Sheet 7 of 7**

BANNERS GATE

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Scale: A1 @ 1:250	Drawn: OB
Date: January 2022	Checked:
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