

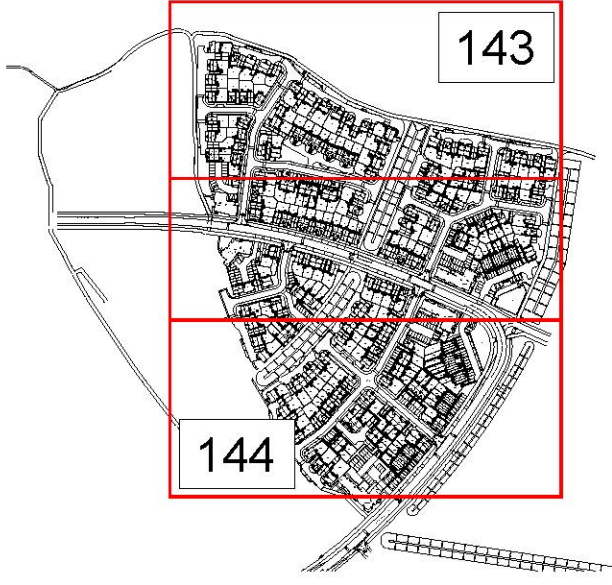
The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully compliant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply with all aspects with current building regulations, British Standard BS6841:2009 and any other relevant standards. The Contractor is to ensure that the proposed drainage system is installed in accordance with the relevant standards and specifications. 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 by the Contractor and any necessary remedial work shall be carried out prior to construction. Any areas of ground which are not in accordance with the anticipated conditions as shown on the site investigation report are to be immediately notified to the Engineer, where applicable. Any required foot ground or ground contaminants or whether the ground should be further investigated is a suitable report. 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 as shown on the plan. 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 overruns caused by other parties.

GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in brackets 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 Industry Act 1991 shall comply with the Water Authority Association 'Standards 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 EN 119 Part 1 with Class 3 bedding unless otherwise stated. With approval of the Adopting Authority solid wall concrete external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 12470 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 bed and formation 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 fibreglass 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 subservient utility underground apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.



Rev.	First Issue	Description	Date	02.02.2022	YZ
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

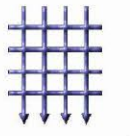
 **PERSIMMON**
Together, we make a home

Project

Littlehampton
Phase 5

Title

Private Kerbing & Finishes Plan
Sheet 1 of 2


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