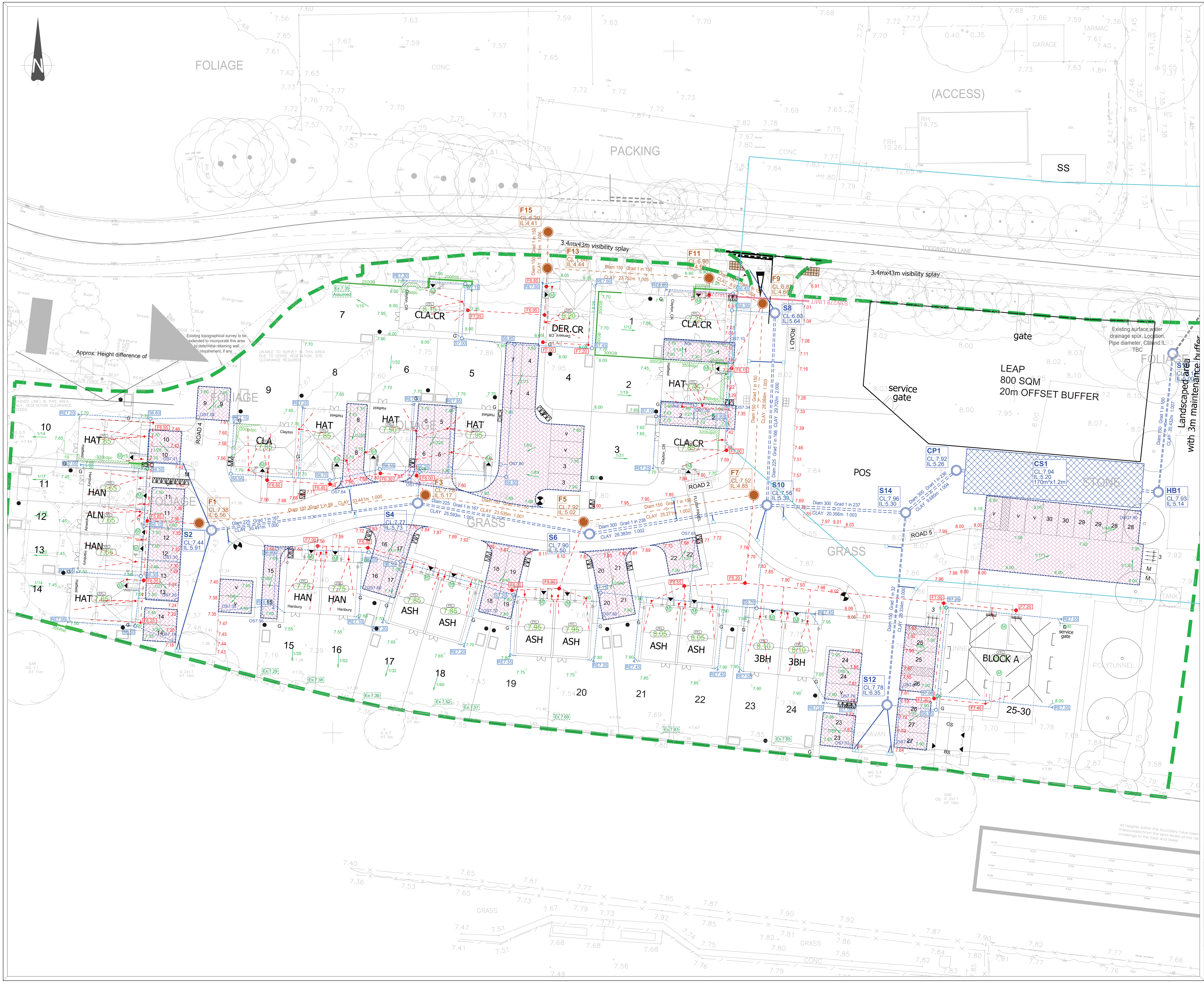
ARUN DISTRICT COUNCIL LU/305/19/RES


N
FOLIAGE
PACKING
(ACCESS)
SS
GARAGE
TARMAC
CONC
TODDINGTON LANE
3.4mx43m visibility splay
3.4mx43m visibility splay
LEAP
800 SQM
20m OFFSET BUFFER
gate
service gate
POS
GRASS
STONE
BLOCK A
25-30
Landscaped area with 3m maintenance buffer
Existing surface water drainage spur. Location, Pipe diameter, Cl and IL TBC
Existing topographical survey to be extended to incorporate this area to determine retaining wall requirement, if any.
Approx. Height difference of
UNABLE TO SURVEY IN THIS AREA DUE TO DENSE VEGETATION. SITE CLEARANCE REQUIRED.
ROAD 1
ROAD 2
ROAD 4
ROAD 5
FLUSH PANEL
HAT
HAN
ALN
ASH
CLA
CLA.CR
DER.CR
3BH
F15 CL:6.39 IL:4.41
F13 CL:6.80 IL:4.44
F11 CL:6.90 IL:4.60
F9 CL:6.87 IL:4.66
F7 CL:7.52 IL:4.85
F5 CL:7.92 IL:5.02
F3 CL:7.78 IL:5.17
F1 CL:7.38 IL:5.56
S8 CL:6.83 IL:5.64
S10 CL:7.56 IL:5.39
S6 CL:7.90 IL:5.50
S4 CL:7.77 IL:5.73
S2 CL:7.44 IL:5.91
S14 CL:7.96 IL:5.30
S12 CL:7.78 IL:6.35
CP1 CL:7.92 IL:5.26
CS1 CL:7.94 IL:5.20 170m³x1.2m
HB1 CL:7.93 IL:5.14
Diam 300 Grad 1 in 237 CLAY 20.356m 1.003
Diam 225 Grad 1 in 166 CLAY 29.702m 2.000
Diam 150 Grad 1 in 150 CLAY 28.084m 1.003
Diam 150 Grad 1 in 150 CLAY 23.752m 1.005
Diam 300 Grad 1 in 238 CLAY 26.383m 1.002
Diam 225 Grad 1 in 167 CLAY 25.593m 1.001
Diam 225 Grad 1 in 167 CLAY 30.491m 1.000
Diam 100 Grad 1 in 99 CLAY 33.441m 1.000
1
2
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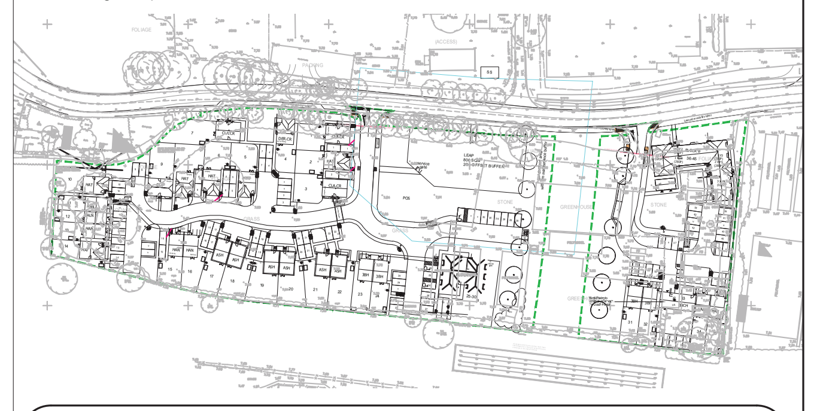

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before 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

- 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.

External Levels & Features Legend:

Levels

FFL 00.00	Proposed Finished Floor Level
7.44	Proposed Rear of Footway Level
80.00	Proposed External Level
Ex.80.00	Existing External Level
1/20 →	Proposed Fall Direction & Gradient
Ⓜ	Part M Level Access Indicator

General

🟩	Site Boundary

External Works

Ddpc	Proposed Double Damp Proof Coursing
450bdpc	Proposed Exposed Brickwork (millimeters below damp proof course)
450Ret	Proposed Masonry Retaining Wall
300GB	Proposed Gravel Board
	Proposed Bank / Slope • min. gradient = 1 in 10 • max. gradient = 1 in 3

Drainage

▨	Porous Tanked Paving
Aco	Proposed Aco Drain
☐ OS58.40	Proposed Outlet Sump & Level
☐	Proposed Road Gully

Drainage Legend:

General

FFL 140.00	Proposed Finished Floor Level
139.85	Proposed Garage Slab Level
🟩	Site Boundary

Private Drainage

	Foul Water Sewer (100Ømm unless otherwise stated)
	Storm Water Sewer (100Ømm 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)
RE44.50	Storm Water Rodding Eye & Level (Max. Depth 750mm)
Aco	Aco Drain
☒	Proposed Cellular Storage
☐ OS58.40	Proposed Outlet Sump and Level
▨	Porous Tanked Paving
○	SW Sewer & MH
●	FW Sewer & MH
S02 CL:20.00 IL:18.80	SW Manhole Ref. (Cover & Invert Levels)
F01 CL:20.00 IL:18.80	FW Manhole Ref. (Cover & Invert Levels)
☐	Proposed Road Gully & Connection

Rev.	Description	Date	By
C	New layout added. External levels amended to suit additional survey	16.11.19	TB
B	New layout inserted.	03.10.19	JE
A	Drawing amended to suit clients request.	19.09.19	TB
-	First issue	15.08.19	CS

Drawing Status

FOR CONSTRUCTION

Client

PERSIMMON
Together, we make a home

Project

Littlehampton
West Sussex

Title

General Engineering Plan

Sheet 1 of 2

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Scale	A1 @ 1 : 250	Drawn	CS
Date	August 2019	Checked	TB
File	19163 / dwgs / civils / current	Drawing	19163 / 100(i) Rev C