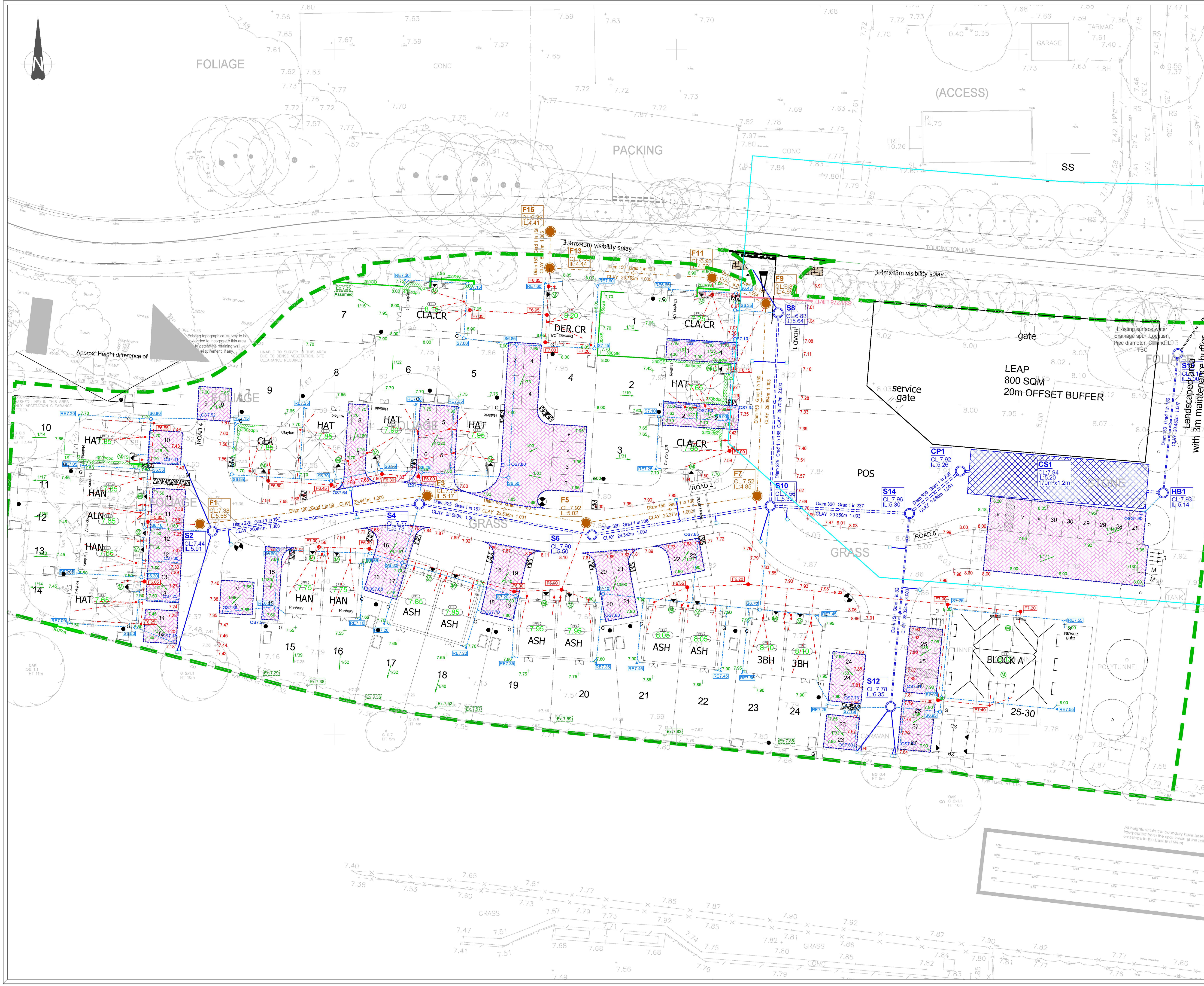




The Contractor is to check and verify in conjunction with the Architects details of setting out points, building and site dimensions, levels and sewer invert levels at construction points and ensure they are fully compliant with the contents and requirements of the site investigation report before any work starts. The Contractor is to comply with all aspects with current building regulations, British Standards 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 or load must be investigated and confirmed by the site investigation report and any necessary remedial works must be carried out in accordance with the site investigation report and any necessary remedial works must be carried out in accordance with the site investigation report and any necessary remedial works must be carried out in accordance with the site investigation report.

Any works shown on this drawing are for guidance only and should be investigated further by a suitable geotechnical report to be provided to accompany the proposed works, where applicable.

Where existing trees are shown to be retained they should be subject to a full arboricultural inspection to be undertaken by a suitably qualified arboriculturist prior to any work commencing.

Any trees to be planted 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 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.



External Levels & Features Legend:	
Levels	External Works
00.00 Proposed Finished Floor Level	Ddpc Proposed Double Damp Proof Coursing
7.44 Proposed Rear of Footway Level	450bdpc Proposed Exposed Brickwork (minimum below damp proof course)
8.00 Proposed External Level	450Ret Proposed Masonry Retaining Wall
Ex.80.00 Existing External Level	300GB Proposed Gravel Slope
1.20 Proposed Fall Direction & Gradient	Proposed Bank / Slope min. gradient = 1 in 10 max. gradient = 1 in 3
Part M Level Access Indicator	Drainage
General	Porous Tanked Paving
Site Boundary	Proposed Aco Drain
	Proposed Outlet Sump & Level
	Proposed Road Gully

Drainage Legend:	
General	Private Drainage
140.00 Proposed Finished Floor Level	Site Boundary
139.85 Proposed Garage Sub Level	
Foul Water Sewer (1000mm unless otherwise stated)	Storm Water Sewer (1000mm unless otherwise stated)
Foul Water 525mm Inspection Chamber (Max. Depth 3000mm)	Storm Water 525mm Inspection Chamber (Max. Depth 3000mm)
Foul Water 300mm Inspection Chamber (Max. Depth 750mm)	Storm Water Rodding Eye & Level (Max. Depth 750mm)
Aco Drain	Proposed Culcular Storage
Proposed Outlet Sump and Level	Proposed Tanked Paving
SW Sewer & MH	FW Sewer & MH
SW Manhole Ref. (Cover & Invert Levels)	FW Manhole Ref. (Cover & Invert Levels)
Proposed Road Gully & Connection	

Rev.	Description	Date	By
G	New layout added. External levels amended to suit additional survey	16.11.19	TB
N	New layout amended.	03.10.19	JS
A	Drawing amended to suit clients request	19.09.19	TB
First issue		15.08.19	CS

Drawing Status

FOR CONSTRUCTION

Client

Project

Littlehampton
West Sussex

Title

General Engineering Plan
Sheet 1 of 2

BANNERS GATE

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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