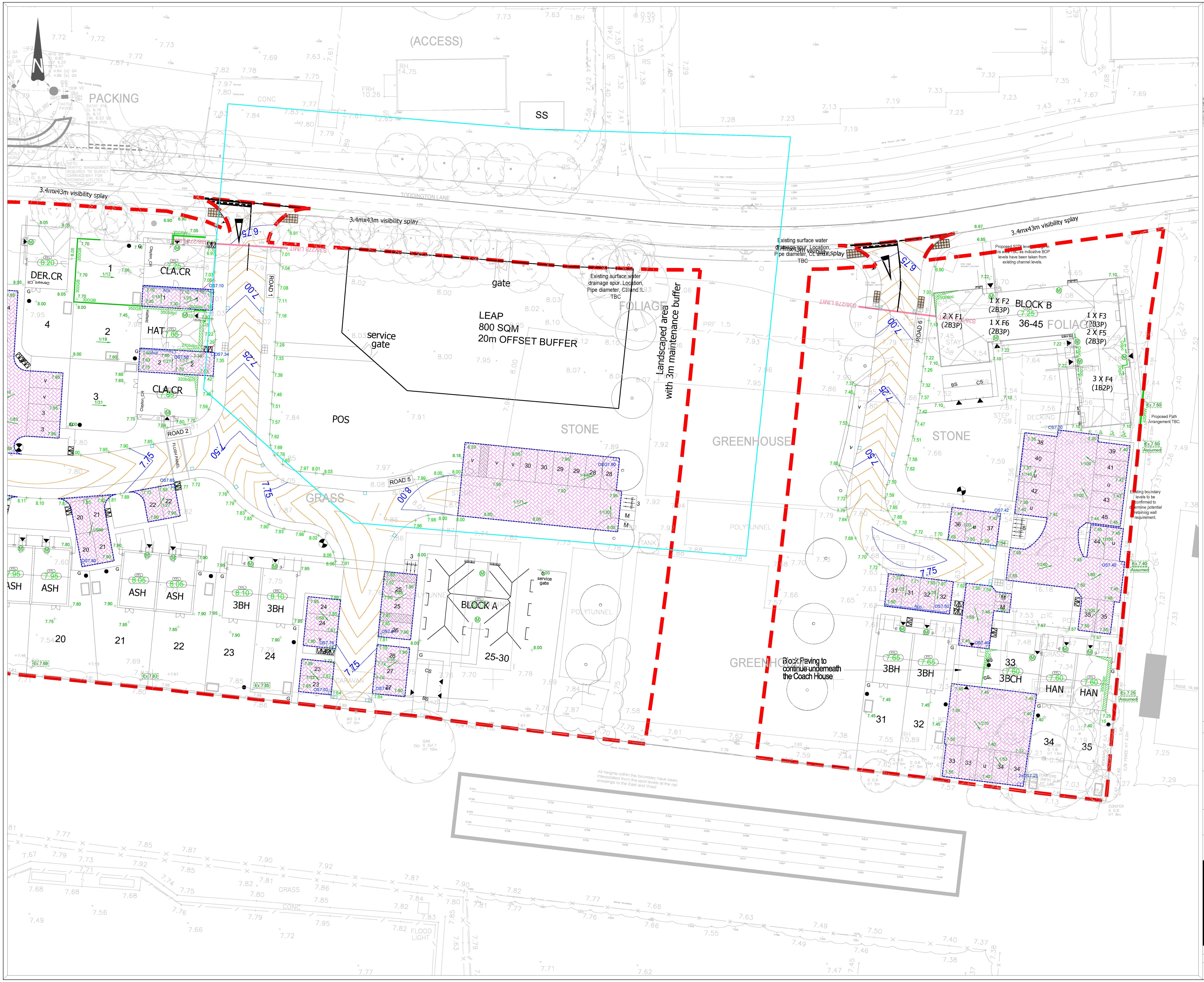
N
PACKING
(ACCESS)
SS
TODDINGTON LANE
3.4mx43m visibility splay
3.4mx43m visibility splay
3.4mx43m visibility splay
LEAP
800 SQM
20m OFFSET BUFFER
gate
service gate
POS
STONE
GRASS
FOLIAGE
GREENHOUSE
POLYTUNNEL
Landscaped area with 3m maintenance buffer
Existing surface water drainage spur. Location, Pipe diameter, CL and IL TBC
Existing surface water drainage spur. Location, Pipe diameter, CL and IL TBC
Proposed S278 levels are indicative BOP levels have been taken from existing channel levels.
S38/278 LIMIT
ROAD 1
ROAD 2
ROAD 5
ROAD 6
DER.CR
CLA.CR
HAT
ASH
3BH
BLOCK A
25-30
BLOCK B
36-45
1 X F1 (2B3P)
1 X F2 (2B3P)
1 X F6 (2B3P)
1 X F3 (2B3P)
2 X F5 (2B3P)
3 X F4 (1B2P)
3BCH
HAN
Block Paving to continue underneath the Coach House
Existing boundary levels to be confirmed to determine potential retaining wall requirement.
Proposed Path Arrangement TBC.
All heights within the boundary have been interpolated from the spot levels at the rail crossings to the East and West

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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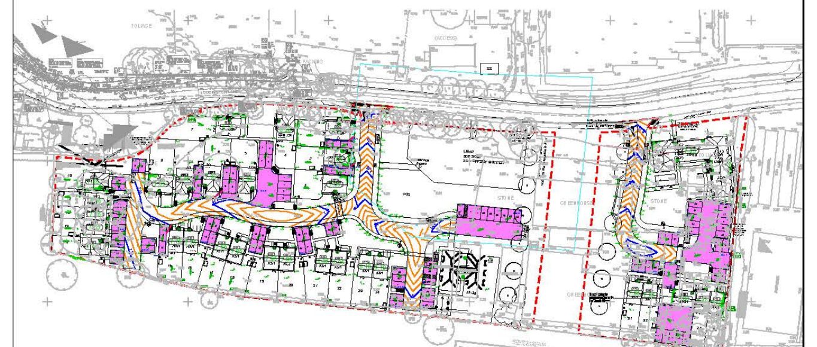
GENERAL NOTES

- 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

Rev.	Description	Date	By
C	New layout added.	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

External Works Layout
Sheet 2 of 2

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Scale	A1 @ 1 : 250	Drawn	CS
Date	August 2019	Checked	BG
File	19163 / dwgs / civils / current	Drawing	19163 / 102 C

ARUN DISTRICT COUNCIL LU/305/19/RES