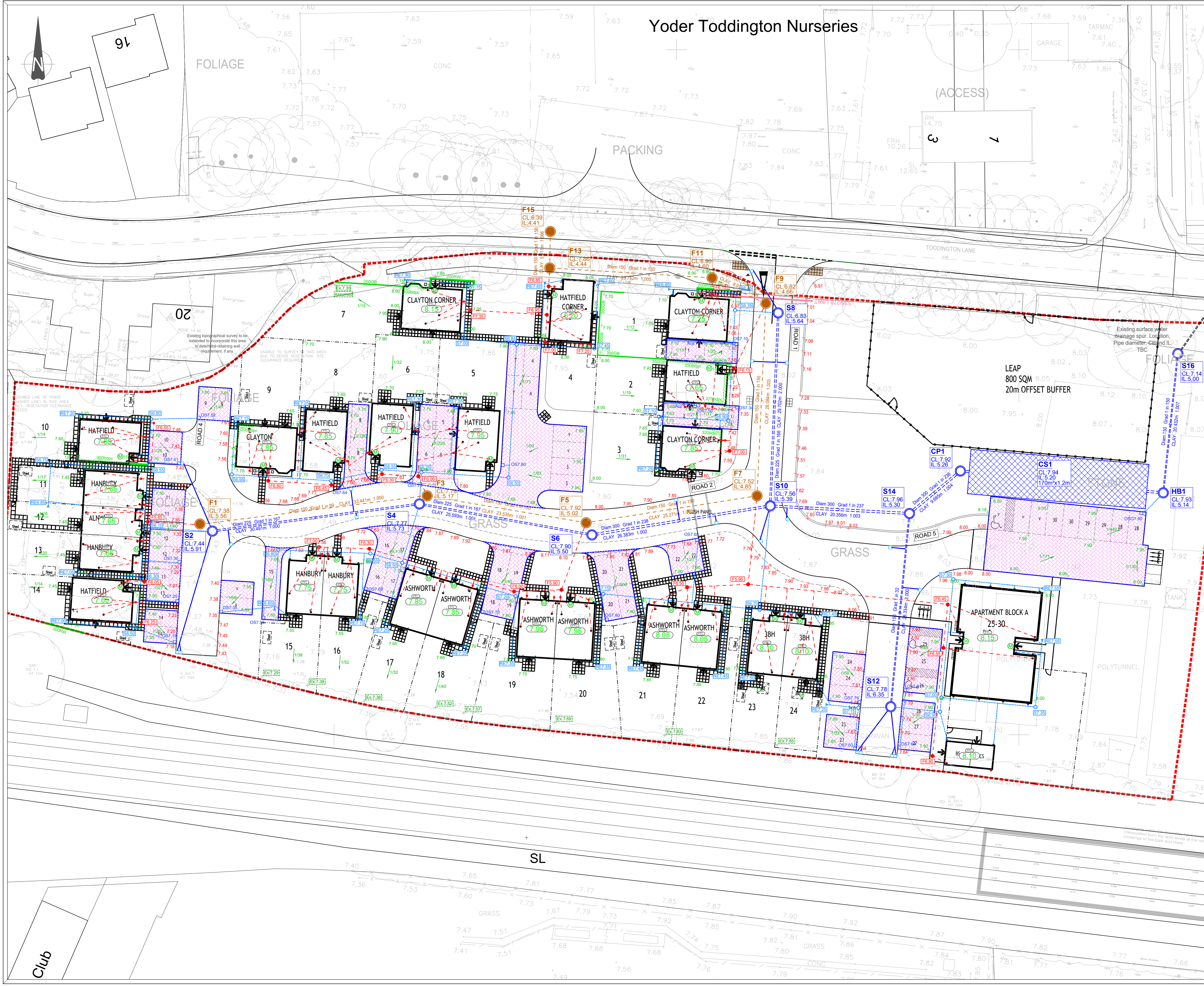


Yoder Toddington Nurseries

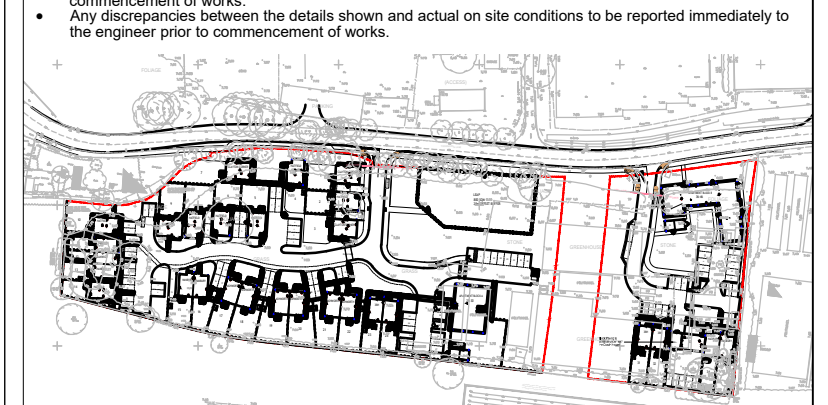


The Contractor is to check and verify in conjunction with the Architects details of setting out points, building and site dimensions, levels and sewer invert levels at construction points and ensure they are fully compliant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply with all aspects of current building regulations, British Standards Specifications, Building Regulations etc, whether or not specifically stated on this drawing.

This drawing is not intended to show areas of ground conditions or ground contamination. Each area of ground relied upon to support any structure shall be investigated and shown on the site investigation report and shall be investigated by a suitably qualified person. Any areas shown on the site investigation report as being unsuitable for use shall be investigated by a suitably qualified person. Any areas shown on the site investigation report as being unsuitable for use shall be investigated by a suitably qualified person. Any areas shown on the site investigation report as being unsuitable for use shall be investigated by a suitably qualified person.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Report for advice. 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.

This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended without the written permission. No liability will be accepted for measurements made by other persons.



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)
7.80.00 Proposed External Level	450Rt 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	
140.00 Proposed Finished Floor Level	Site Boundary
139.85 Proposed Garage Site Level	
Private Drainage	
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 Cellular Storage
Proposed Outlet Sump and Level	Porous 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
1	OS data added to drawing	17.01.20	TB
2	Drawing amended to suit new layout	16.01.20	TB
3	New layout added. External levels amended to suit additional survey	03.10.19	TB
4	New layout amended.	03.10.19	TB
5	Drawing amended to suit clients request.	10.09.19	TB
6	First issue	15.08.19	TB

FOR CONSTRUCTION

Client

PERSIMMON
Together, we make a home

Project

Littlehampton
West Sussex

Title

General Engineering Plan
Sheet 1 of 2

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

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