



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 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 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 or structure, including all ground conditions or ground contamination, shall be investigated by a suitable expert. Any areas of ground conditions or ground contamination shall be investigated by a suitable expert. Any areas of ground conditions or ground contamination shall be investigated by a suitable expert.

Where existing trees are shown to be retained they should be protected by a suitable geotextile and retained by a suitable expert. As trees are to be planted as an amenity 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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External Levels & Features Legend:	
Levels	External Works
00.00 Proposed Finished Floor Level	Proposed Double Damp Proof Coursing
7.44 Proposed Rear of Footway Level	Proposed Exposed Brickwork (masonry below damp proof course)
80.00 Proposed External Level	Proposed Masonry Retaining Wall
85.00 Existing External Level	Proposed Gravel Board
120 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 Acc Drain
	Proposed Outlet Sump & Level
	Proposed Road Gully

Drainage Legend:	
General	
140.00 Proposed Finished Floor Level	Site Boundary
139.85 Proposed Garage Slab 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)
Acc 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	

OS data added to drawing	17.01.20	TB
Drawing amended to suit new layout	16.07.20	TB
New layout added	16.11.19	TB
New layout added	03.10.19	JS
Drawing amended to suit clients request	19.09.19	TB
First issue	15.08.19	CS

Rev.	Description	Date	By
Drawing Status			

FOR CONSTRUCTION

Client
PERSIMMON
Together, we make a home

Project
Littlehampton
West Sussex

Title
General Engineering Plan
Sheet 2 of 2

BANNERS GATE

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