

Through initial levels design, areas where raised DPC's and tanking will be required have been indicated on these plans however a further assessment of tanking requirements in accordance with NHBC 5.4 to be carried out as part of detailed design development with Structural Engineers and Architects.

Tie-ins between S278 shared cycleways/footways and on-site footways subject to ongoing discussions between RCP, GTA Civils & Hampshire County Council as part of separate S278 & S38 Agreements.

Extent of design issued to enable the Construction of Plots 1-10 & 156-161 to commence is shown thus:
Any detail outside of this boundary is subject to further design development to suit timber frame construction and address S38 & S104 comments from the relevant Adopting Authority.

SUBJECT TO ADOPTING AUTHORITY APPROVAL

NOTES

- All dimensions are in metres unless stated otherwise.
- Do not scale from this drawing. Only written dimensions are to be used.
- This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specifications.
- Site layout shown in this drawing is based on ID Partnership Proposed Site Layout Plan, drawing number PL-Revision W, dated 24/09/2020. Substation and Gas Governor locations and layouts based on Connect IT Utility Services drawing numbers MU1104-INT001 Revision 01 dated 09/12/20 and MU1104-001 Revision 08 dated 03/12/2020 respectively. Site layout for Replan shown in this drawing is based on ID Partnership Proposed Replan Site Layout, drawing number 203 Revision B, as issued to RCP in .dwg format on 14/10/2021.
- Architectural blocks based on RCP Block Foundation Layouts, drawing numbers 4519A/FOUND01 to 33 as issued to RCP Engineering in .dwg format on 09/10/2020. Architectural blocks for replan units based on RCP Block Foundation Layouts, drawing numbers 4519A/FOUND012 to 17 & 21 as issued to RCP Engineering in .dwg format on 09/10/2021.
- 150mm/300mm Concrete Gravel Board Retaining Wall.
- This drawing should be read in conjunction with other External Levels Layouts, Highways Construction Details (BSO/E4519/021 to 342), Highways Construction Details (BSO/E4519/031 to 342), Drainage General Arrangements (BSO/E4519/050 to 465) and Busby Cutler Cycleways Ltd. (BSO/E4519/050 to 051).
- ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.

KEY

- Site Boundary
- Section S278 Works By Others
(Refer to GTA Consultants Design Drawings for Details)
- FFL = Plot/Garage Finished Floor Level
SSL = Plot/Garage Structural Slab Level
- Proposed Ground Level
- Existing Ground Level
- External ground exposed brickwork below DPC
- Raised DPC
- Raised Sole Plate / Tanking (External ground level above FFL)
- Retaining Wall Designed as Part of Screen Wall
(Maximum retained height 450mm) (Design by Structural Engineer)
- Brickwork Retaining Walls (Maximum retained height indicated)
(Design by Structural Engineer) (Architect to provide detail for railings to be installed where retained height is greater than 500mm)
- (With reference to BSW Retained Height Detail - This reference is based only on the maximum retained height, reference MUST be made to the Structural Engineers Retaining Wall Specification Drawings)
- 150mm/300mm Concrete Gravel Board Retaining Wall
- Indicative earthworks, actual amount to be determined on site
- Indication of falls
- 1.35m offset at 1:60 fall from rear of Plot
- PCC HB Kerb 100mm Upstand
- PCC Transition Kerb
- PCC Bulbhead Dropped Kerb 25mm Upstand
(Laid flush at pedestrian crossings)
- PCC EF laid flush
- PCC EF Edging 15mm Upstand
- PCC Concrete Channel Kerb (125x255) laid flush
- PCC Concrete Channel Kerb (150x150) laid flush
- Tactile Paving / Corridor Paving
- Root Protection Areas
(Based on Barratt Tree Consultancy Tree Protection Plan, drawing number 1627-873, issued to RCP in .dwg format on 24/09/2019)
- Tree Protection Fencing
(Based on Barratt Tree Consultancy Tree Protection Plan, drawing number 1627-873, issued to RCP in .dwg format on 24/09/2019)
- 30m Network Rail Exclusion Zone
(Shown offset from Southern Boundary)
- 5m High Pressure Gas Main Easement.
(Extent of Easement confirmed by Client on 18/11/2020)
- Extent of No Dig Construction within Tree Protection Fencing. No Fines fill material subject to HCC approval.
- Extent of Hand Dig Construction within High Pressure Gas Main Easement. All works subject to prior approval by SGN.
- Rusty Cutter Roundabout Works By Others
(Refer to Paul Basham Associates Design Drawings for Details)

Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.

CDM NOTES

- EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

SCALE BAR 1:200 at A1

Rev.	Date	Details	By	Chkd	Appd
V	28.01.22	Groundworks Pack revised to suit Replan Site Layout and limits of highway adoption revised to include visibility splays. Client V comments (dated 21/07/21) & Site Layout comments dated 05/08/21) incorporated into design. Notes 4, 5 & 7 revised. Subject to Planning Approval caveat omitted.	AC	NW	TRS
U	30.09.21	4.0m radius taper kerb added at Plot 8 crossover.	AC	NW	TRS
T	18.06.21	Apartment external bin stores renamed cycle stores. Plots 142 to 150 cycle store relocated to suit Architects External Works. Lighting easements added at Northern Replan.	AC	NW	TRS

Client: **BARRATT HOMES**

DAVID WILSON HOMES
WHERE QUALITY LIVES

Site: **Harbour Place, Forty Acre Farm, Bedhampton**

Drawing Title: **EXTERNAL LEVELS LAYOUT**

SHEET 4 OF 19

Date: February 2019
Drawn: NW/TRS
Checked: AC
Approved: TRS

Drawing No. **BSO/E4519/504 V**

FOR CONSTRUCTION

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