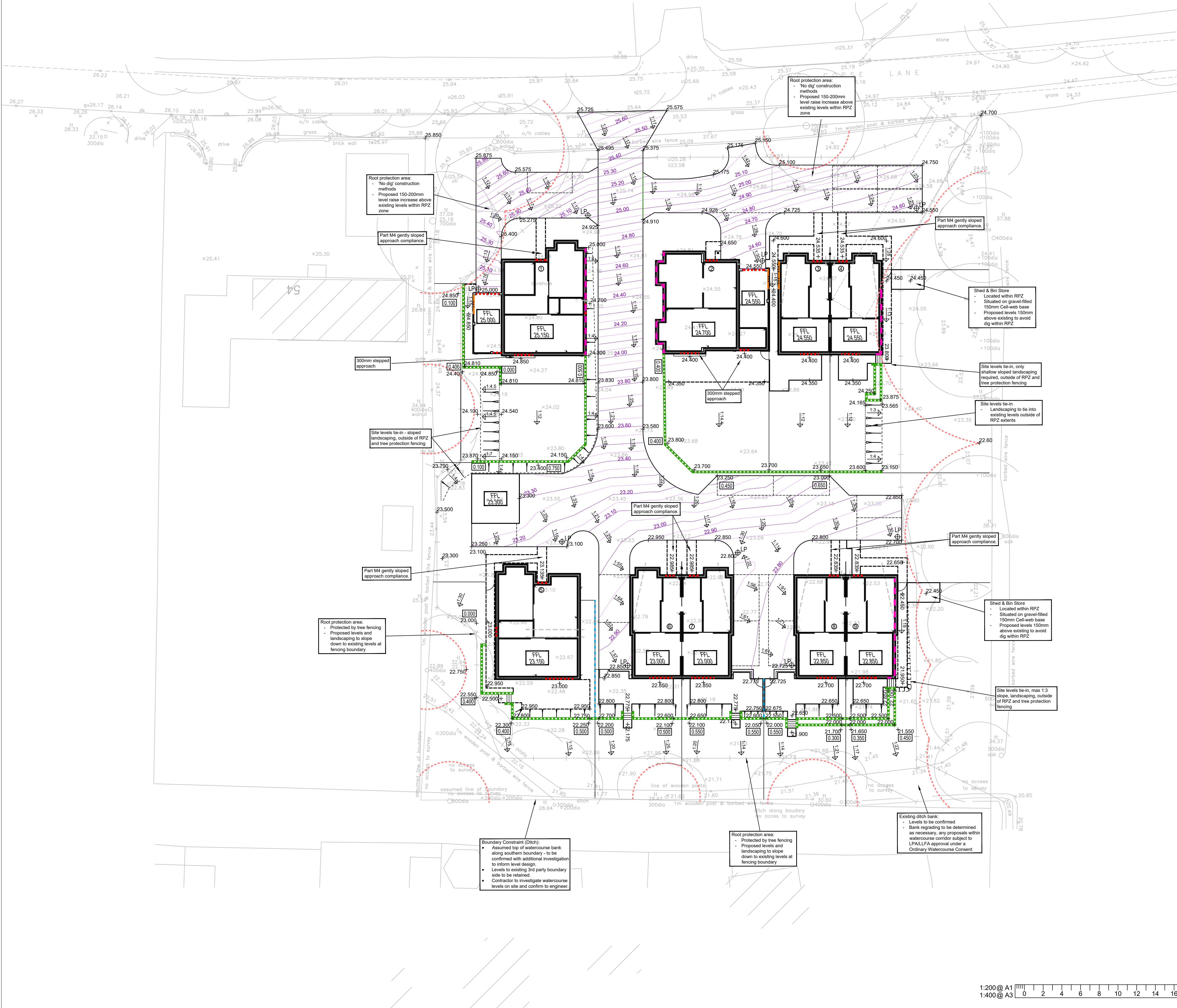




-LEVELS KEY-	
	Existing Spot Level
	Proposed Spot Level
	Proposed Finished Floor Level
	Level Threshold/Access
	Proposed Contour (Primary)
	Proposed Contour (Secondary)
	Proposed Gradient Arrow/Fall Direction
	Proposed Bank Batter (Varies)
	Proposed Bank (Fill)
	Proposed Bank (Cut)
	Retaining Wall (By Others)
	Under-Build/Extra Face Brickwork
	Gravel Board
	Raised DPC
	Root Protection Zone (Refer to Arb Report)
	Proposed (Retained) Level Difference
	Proposed High Point
	Proposed Low Point

Refer to structural drawings for further information on structural slab levels.

Topographical information shown is based on site survey undertaken by others as part of site-wide development.

Contours are only as accurate as the initial land survey information. Contours are approximate only and spot levels may vary slightly on site.

LEVEL PROPOSALS SUBJECT TO CONFIRMATION OF ARBORICULTURAL CONSTRAINTS

- NOTES**
- This drawing is to be read in conjunction with all other Bright Plan Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
 - Bright Plan Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
 - Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
 - Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
 - All dimensions to be checked on site. All details and dimensions relating to sub-contractor work must be checked and agreed between the sub-contractor or supplier and the general contractor.
 - The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. Bright Plan Civils logos and company information must be removed from copies if information is re-used.
 - The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
 - The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
 - The contractor must comply with all current legislation relating to health & safety.
 - All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any BPC drawings, the manufacturers instructions must be used.
 - Contractor to confirm all invert levels where connections are proposed prior to commencing any drainage works. Contractor to commence drainage works at the point of discharge.

FOR APPROVAL

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Rev.	Amendments	Date
-	For Approval	08/03/2022

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Drawing Status	FOR APPROVAL
Client	Metis Homes Ltd
Project	Land adj. Long Copse Lane Emsworth, Hants
Drawing Title	Engineering Layout - Levels Design
Scale	1:200
Date	Mar 2022
Drawn By	DJL
Checked By	MJA
Drawing No.	D2059-001
Rev.	-

RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

- Buried services. Contractor to refer to record drawings and use CAT1 to locate existing services and undertake necessary precautions and investigation prior to excavating.
- Site access with Live Traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public. Contractor to undertake necessary precautions and ensure suitable traffic management is in place prior to commencement.
- Working in live sewers. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers.
- Excavations close to existing trees. Contractor to prepare method statement to ensure protection of root protection zones.
- Working in vicinity of watercourse. Appropriate measures to be applied to ensure hazards are considered by the Contractor.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

1:200 @ A1
1:400 @ A3