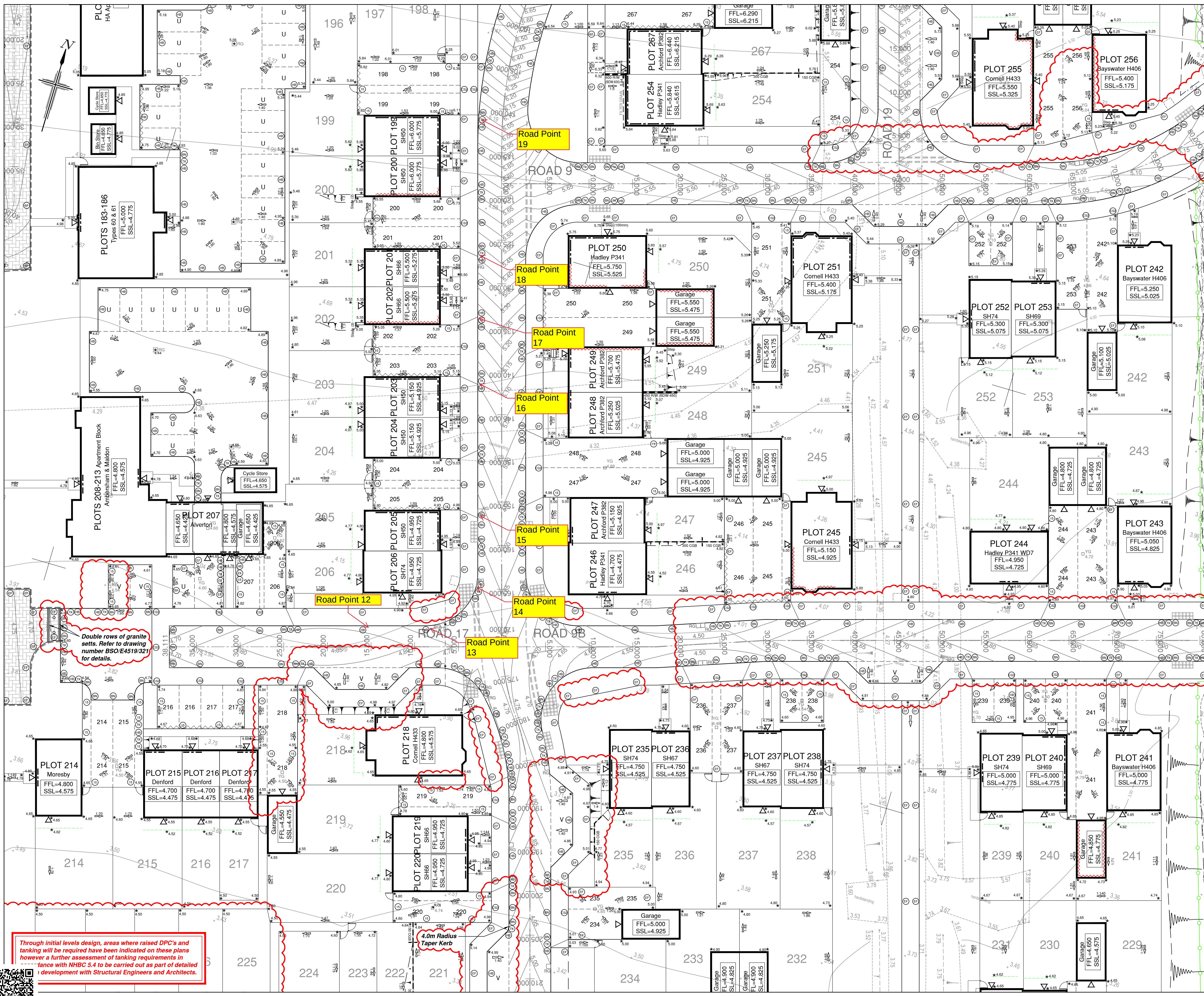




NOTES

- 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 Roads shown in this drawing is based on ID Partnership Proposed Replan Site Layout, drawing number RCP-Revision B, as issued to RCP in .dwg format on 14/10/2021.
- Architectural blocks based on RCP Block Foundation Layouts, drawing numbers 4519A/FOUND001 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.
- This drawing should be read in conjunction with other External Levels Layouts, Highways Construction Details (BSO/E4519/021 to 322), Highway Contour Layouts (BSO/E4519/031 to 342), Drainage General Arrangements (BSO/E4519/050 to 465) and Busby Cutter Closures (BSO/E4519/050 to 051).
- ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.**

KEY

Site Boundary

Section S270 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

Extra depth 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 600mm)
(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

RCP HB Kerb 100mm Upstand

PCC Transition Kerb

PCC Bulbhead Dropped Kerb 25mm Upstand
(And 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 / Corduroy 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.

Rusby Cutter Roundabout Works By Others
(Refer to Paul Basham Associates Design Drawings for Details)

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

Q	28.01.22	Groundworks Pack revised to suit Replan Site Layout and limits of highway adoption revised to include visibility splays. Client VE 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/JAE	NW	TRS
P	28.07.21	Toilet Block and Allotment relocated & Gas Governor omitted as requested by Client. <td>JAE</td> <td>AC</td> <td>TRS</td>	JAE	AC	TRS
N	18.06.21	Apartment external bin stores renamed cycle stores. <td>AC</td> <td>NW</td> <td>TRS</td>	AC	NW	TRS
M	28.05.21	Northern Replan incorporated into detailed design. SSL's revised to 225mm below FFL as requested by Client. Notes 4 & 5 revised. <td>AC</td> <td>NW</td> <td>TRS</td>	AC	NW	TRS

Rev. Date Details By Chkd/Appd

Client:

BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

Site:

Harbour Place,
Forty Acre Farm,
Bedhampton

Drawing Title:-
**EXTERNAL
LEVELS
LAYOUT**

SHEET 8 OF 19

Date: February 2019 Scales: 1:200 at A1
Drawn: NW/TRS / Checked: AC / Approved: TRS

Drawing No. **BSO/E4519/508 Q**

TENDER ISSUE

SUBJECT TO ADOPTING AUTHORITY APPROVAL

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