

Tie-in 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.

Where localised slope steeper than 1 in 3 is indicated to the front of Plot 181, this is subject to review and approval from the Geotechnical Engineer. Allowance should be made TensarTech Natural Green System (or similar approved) to be used for slopes up to 45°. Subject to specialist design.

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-RN001 Revision 01 dated 09/12/20 & MU1104-G001 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 4519-A/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 4519-A/FOUND01 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/E4519/001 to 020), Highway Control Layouts (BSO/E4519/031 to 042), Drainage General Arrangements (BSO/E4519/050 to 065) and Bury Cycle Cycleways (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
- 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 BDW 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 Bulbroad Dropped Kerb 25mm Upstand
(And flush at pedestrian crossings)
- PCC EF laid flush
- PCC EF Edging 15mm Upstand
- PCC Concrete Channel Kerb (125x25x150) laid flush
- PCC Concrete Channel Kerb (150x150) laid flush
- Tactile Paving / Corndary 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 Cutler 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 (GI) 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
Q	20.01.22	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.			
P	30.09.21	Plots 260, 261 & 321 revised to suit replan site layout.	AC	NW	TRS
N	18.06.21	Apartment external bin stores renamed cycle stores. Plots 187 to 195 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 7 OF 19

Date: February 2019 Scales: 1:200 at A1

Drawn: NW/TRS Checked: AC Approved: TRS

Drawing No. **BSO/E4519/507 Q**

TENDER ISSUE

SUBJECT TO ADOPTING AUTHORITY APPROVAL

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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 development with Structural Engineers and Architects.