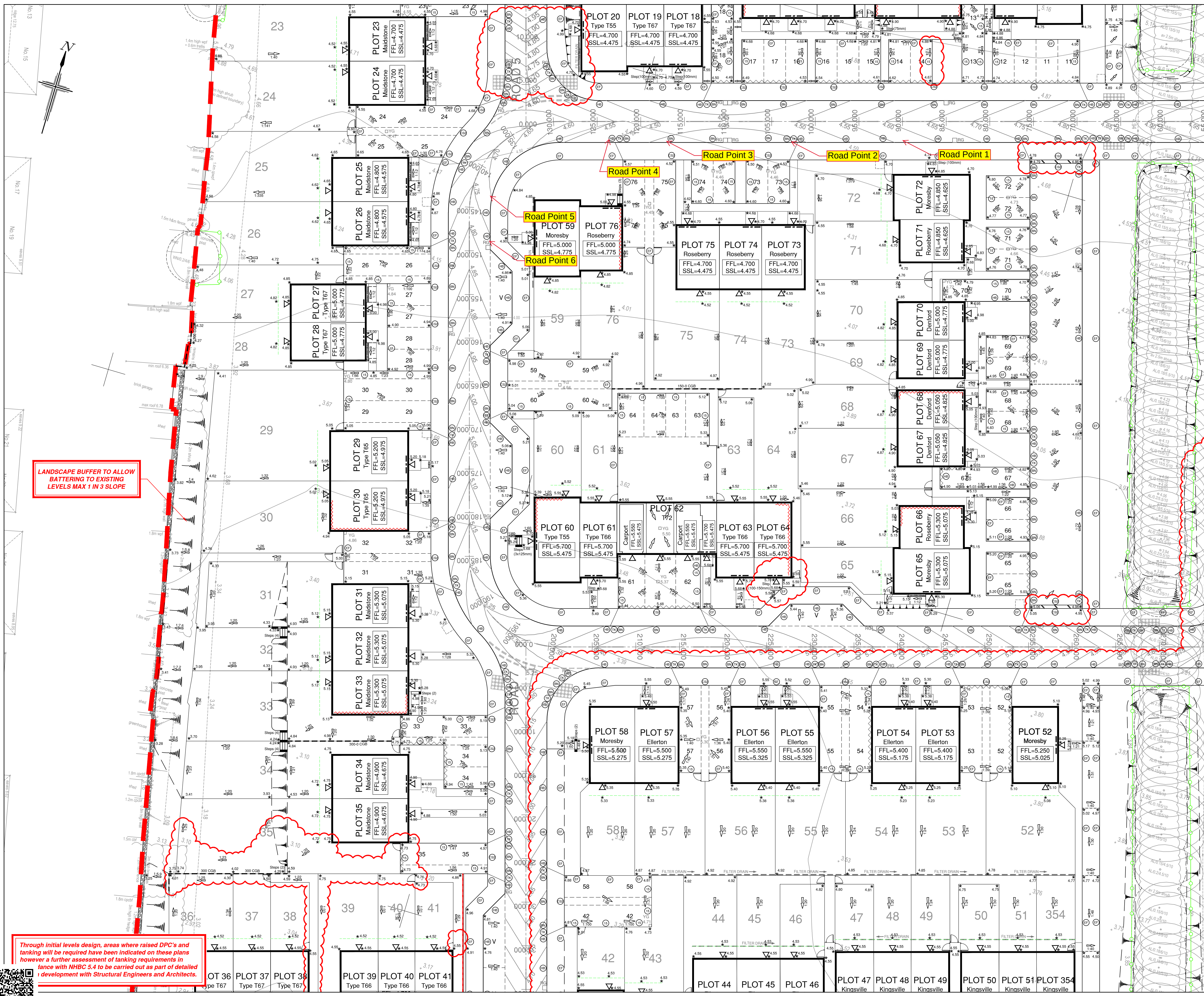




LANDSCAPE BUFFER TO ALLOW
BATTERING TO EXISTING
LEVELS MAX 1 IN 3 SLOPE

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
tance with NHBC 5.4 to be carried out as part of detailed
development with Structural Engineers and Architects.

- ### 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-001, 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 Retain shown in this drawing is based on ID Partnership Proposed Retain Site Layout, drawing number RCP-001, 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 09/10/2020.
 - Proposed Ground Level (PGL) shown in this drawing is based on the PGL data provided by the Client.
 - This drawing should be read in conjunction with other External Levels Layouts, Highways Construction Details (BSO/E4519/001 to 342), Highways Contours Layouts (BSO/E4519/001 to 342), Drainage Construction Details (BSO/E4519/001 to 342), and any other drawings issued to RCP Engineering in .dwg format on 09/10/2020.
 - ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.

- ### KEY
- Site Boundary
- Section S270 Works By Others
(Refer to G74 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 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
- 1.5m offset at 1:50 fall from rear of Plot
- PCC 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 16/11/2020)
- 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 Busham 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
L	28.01.22	Groundworks Pack revised to suit Barratt 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.	AC	NW	TRS
K	28.05.21	SSL's revised to 225mm below FFL as requested by Client. Footpath omitted across shared driveway at Plots 68 & 69. Notes 4 & 5 revised.	AC	NW	TRS
J	07.01.21	Footpath added adjacent to care home. Minor level revisions at Plots 22/23 & 26 driveways. Notes 4 & 5 revised. Replan areas added. Key revised.	AC	NW	TRS
H	15.12.20	Plots 23-26 FFL's revised as requested by Client. Key revised.	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 2 OF 19

Date: February 2019 Scales: 1:200 at A1

Drawn: NW/TRS Checked: AC Approved: TRS

Drawing No. **BSO/E4519/502 L**

TENDER ISSUE

SUBJECT TO ADOPTING AUTHORITY APPROVAL

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