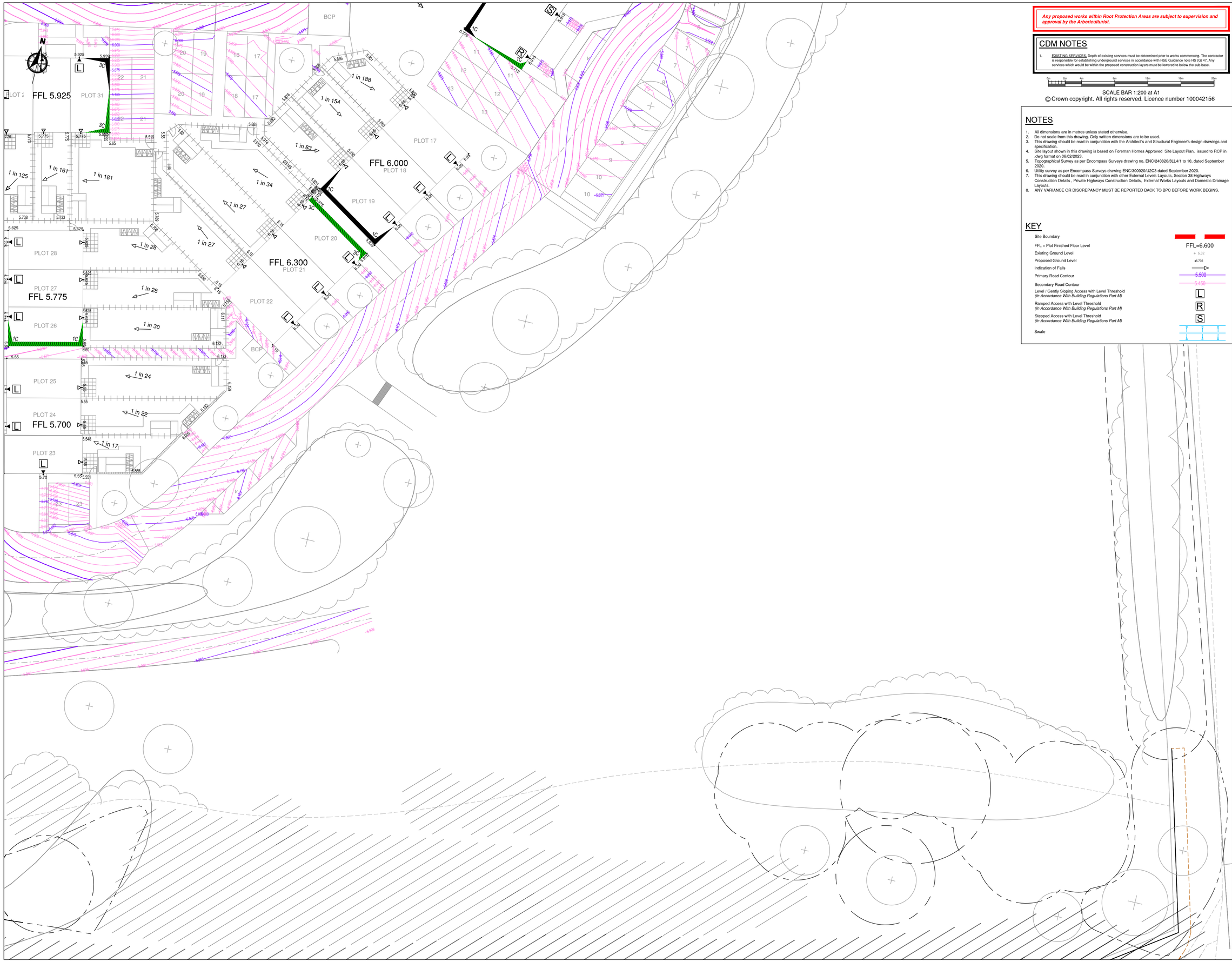


Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.

CDM NOTES

1. 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.

0m 2m 4m 6m 10m 16m 20m

SCALE BAR 1:200 at A1

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NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
4. Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued to RCP in .dwg format on 06/02/2023.
5. Topographical Survey as per Encompass Surveys drawing no. ENC/240820/3LL4/1 to 10, dated September 2020.
6. Utility survey as per Encompass Surveys drawing ENC/300920/U2C3 dated September 2020.
7. This drawing should be read in conjunction with other External Levels Layouts, Section 38 Highways Construction Details , Private Highways Construction Details, External Works Layouts and Domestic Drainage Layouts.
8. ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO BPC BEFORE WORK BEGINS.

KEY

Site Boundary	
FFL = Plot Finished Floor Level	FFL=6.600
Existing Ground Level	+6.32
Proposed Ground Level	6.705
Indication of Falls	
Primary Road Contour	5.500
Secondary Road Contour	5.450
Level / Gently Sloping Access with Level Threshold *(In Accordance With Building Regulations Part M)*	L
Ramped Access with Level Threshold *(In Accordance With Building Regulations Part M)*	R
Stepped Access with Level Threshold *(In Accordance With Building Regulations Part M)*	S
Swale	

NOTES

A1

1. This drawing is to be read in conjunction with all other BP 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.
2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. 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.
4. 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.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logos and company information must be removed from copies if information is re-used.
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8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.



1:200 SHEET KEY PLAN

Rev.	Date	Amendments
P01	29/08/25	Edging annotation revised

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Drawing Status: FOR TENDER
NOT FOR CONSTRUCTION

Client: Foreman Homes Ltd

Project: Land West of Church Lane & Horsemere Green Lane, Climping

Drawing Title: External Levels Layout
Sheet 19 of 22

Scale at A1	Date	Drawn By	Checked By	Project No.
1:200	Jul 25	JHL	LDF	D2385

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	E519	P01