1:200 KEYPLAN

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 based on Kenn Scaddan Associates Ltd site plan issued to RCP in DWG format on 04.02.2020.
5. Topographic Survey as per Siteline Level Survey, drawing number 657PG01 dated July 2012.
6. Additional topographic Survey as per ADA Solutions Ltd Topographical Survey, drawing number 0614-HP2-T1 dated June 2014.
7. Ditch survey based on Siteline Ditch Level Survey drawing number 657PG05 dated 30.01.19
8. Architectural blocks based on Kenn Scaddan Associates Ltd received 11.02.2020.
9. Tree Protection Areas as per Abbor-Call Tree Survey, Drawing Number MW.190612.TS dated July 2019.
10. This drawing should be read in conjunction other External Levels Layouts (DSM/E4761/501-505), Highways Longitudinal Sections (DSM/E4761/210-213), Foul Water Sewer Longitudinal Sections (DSM/E4761/201-203), Surface Water Sewer Longitudinal Sections (DSM/E4761/220-221), Highways Construction Details (DSM/E4761/321-323), Highways Contours Layouts (DSM/E4761/XXX-XXX), Highways Setting out Layout (DSM/E4761/XXX-XXX), Highways Setting Out Coordinate Listings (DSM/E4761/XXX-XXX), S104 Drainage Construction Details (DSM/E4761/410-411) Drainage Construction Details , Foul Water Manhole Schedules (DSM/E4761/412), Surface Water Manhole Schedules (DSM/E4761/415-416), Domestic Drainage Layouts (DSM/E4761/451-455), Domestic Drainage Construction Details (DSM/E4761/460-461), Surface Water Attenuation Details (DSM/E4761/XXX-XXX).
11. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

KEY

Site Boundary based on Kenn Scaddan Associates Ltd site plan issued to RCP in DWG format on 04.02.2020 Site Boundary	
FFL = Plot / Garage Finished Floor Level	FFL=5.95
Proposed Ground Level	5.363m
Level Threshold access with raised DPC	5.60
Stepped Access	5.45
Proposed Ground Level High Point	H.P. 5.575
Proposed Ground Level Low Point	L.P. 5.377
Existing Ground Level	+6.00
Proposed Contour Level	5.500
Extra depth exposed brickwork below DPC	
150/300/450mm Gravel Board Retaining Wall	150/300/450 GGB
Brickwork Retaining Walls (Maximum retained height indicated) *(Design by Structural Engineer)* *(Refer to External Works drawings to locations where fence or screed wall are to be constructed above the retaining wall)* ***(Architect to provide detail for railings to be installed where retained height is greater than 600mm.)***	500 R/W
Indicative earthworks, actual amount to be determined on site	
PCC HB Kerb 125mm Upstand	HB
PCC Bullnosed Dropped Kerb 25mm Upstand / Flush at Pedestrian Crossings	BN
PCC Kerb Type CS2 laid flush	CS2
PCC EF Edging laid flush / 15mm Upstand	EF / 15
Tactile Paving	
150mm High Step	
Root Protection Area *(Based on* Abbor-Call Tree Survey, Drawing Number MW.190612.TS dated July 2019).	
Extent of Permeable Paving	

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 8m 12m 16m 20m

SCALE BAR 1:200 at A1

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Rev.	Date	Details	By	Chkd	Appd

Client:-

DREW SMITH LIMITED

Site:-
SUMMER LANE
PAGHAM

Drawing Title:-
EXTERNAL LEVELS LAYOUT

Sheet 5 of 5

Date:	February 2020	Scales:	1:200 at A1
Drawn: RM	Checked: LD	Approved: TRS	

Drawing No.
DSM/E4761/505

INITIAL TENDER ISSUE
SUBJECT TO PLANNING APPROVAL

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