

LEVELS KEY:

FFL 5.450

28.85 +
Ex.28.85 +

Rdpc / Tank

2C

450Rw

450g

Direction of fall to driveway
Landscaped banking / terracing (Max 1:3)

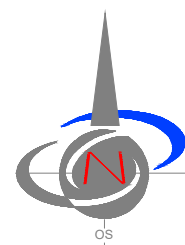
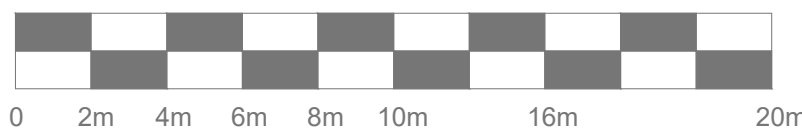
1:40

Denotes requirement for steps
with No of risers:
280mm tread / 150mm risingsPART M LEVEL THRESHOLD TO
ALL ENTRANCES / ACCESS TO
DWELLINGS.

KERB TYPES:

- EF EF Edging laid flush
- BN Bulbosed kerbs with 25mm upstand.
Reduced to 10mm at entrance paths to plots
- HB Half Batter kerbs with 125mm upstand
- DK Dropper kerb
- OK Channel kerb laid flush with carriageway surface

SCALE 1:200



The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully consistent with the contents and of requirements the site investigation report before work starts.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspected fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 3 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

© This drawing and the building works depicted are the copyright of Adama Consulting Limited and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. ALL LEVELS STATED ARE IN METRES ABOVE ORDNANCE DATUM.
3. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
4. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
5. ALL MATERIALS AND WORKMANSHIP RELATING TO REINSTATEMENT OR REPAIRS TO EXISTING PARTIALLY CONSTRUCTED ADOPTABLE HIGHWAY SHALL COMPLY FULLY WITH VOLUME ONE - SPECIFICATION FOR HIGHWAY WORKS AND THE GLOUCESTERSHIRE COUNTY COUNCIL MANUAL FOR GLOUCESTERSHIRE STREETS (4th EDITION, PUBLISHED 1 APRIL 2016).
6. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
7. UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AT AN APPROVED TIF OFF SITE.
8. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.
9. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON EXISTING OR PARTIALLY CONSTRUCTED ADOPTABLE HIGHWAY.
11. ALL EXISTING LEVELS, GRADIENTS, DEPTHS ETC. TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE STATUTORY UNDERTAKERS AND ESTABLISH THE EXACT LOCATION OF ALL SERVICES, PRIOR TO THE COMMENCEMENT OF THE WORKS, BY HAND DUG TRIAL PITS.
13. ALL CONCRETE AND CONCRETE PRODUCTS BELOW GROUND LEVEL SHALL BE SULPHATE RESISTING PORTLAND CEMENT.

CDM NOTES:

1. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT.
2. WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BT MAY BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE. PARTICULAR ATTENTION IS DRAWN TO THE EXISTING OVERHEAD ELECTRIC LINE CROSSING THE SITE. THE CLIENT MUST ENSURE THAT THIS IS DIVERTED TO THE SATISFACTION OF UKPN PRIOR TO ANY WORKS ON SITE.
3. WORKS WITHIN AND ADJUTING THE EXISTING HIGHWAY WILL EXIST TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.
4. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS HAND DUG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
6. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

PRELIMINARY DRAWING
NOT FOR TENDER OR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

Rev.	Description	Dm	Ckd	Date
A	Plot 1 FFL amended at Clients request. External levels updated to suit. Pond bank levels adjusted to suit LLFA comments.	TL	TL	11.08.2022

Client	 www.hhd.co.uk
Project	Land adjacent Sefter School, House, Sefter Road
Title	External Levels Layout

 ADAMA CONSULTING Civil & Infrastructure Engineering Design Unit 34, The Enterprise Centre, Cranborne Road, Potters Bar, EN6 3DQ Tel: 01707 800 271 E-mail: info@adama-consulting.com Web: www.adama-consulting.com

Scale	1:200 on A1	Drawn	JH
Date	19/03/2019	Checked	TL
File	21-023-Acad-500	Drawing No	21-023-500
		Rev	A