CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:–

1. Working adjacent to steep slopes
2. Working in close proximity to services / Site construction traffic.
3. Working near ditches / watercorses

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing.
Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Notes:

1. This drawing is to be read in conjunction with all relevant Architects and Engineers drawings and specifications.
2. Layout based on the Finc Architects Layout dated 2024.10.24.
3. Topo Survey information taken from NJC Surveys Drawing S1572, dated March 2019
4. All levels quoted are in metres A.O.D.
5. For Longitudinal Sections see Drawing No's 8013-8022
6. For Drainage Layout see Drawing No's. 8301-8302.
7. The Groundwork's contractor shall ensure that no flat spots remain after the installation of the final road wearing course.
8. All road gullies shall be located away from proposed entrances to houses.
9. For tree protection areas and trees to be removed refer to the Arborculturalist's drawings and/or report.
10. Kerb upstands to tarmac carriageway to be typically 125mm and 6mm at dropped kerb locations.
11. Kerb upstands to private parking and drives to be typically 25mm.
12. Concrete gravel boards to be provided between garden boundary level differences, where indicated.
13. All rear garden patios to fall away from any dwelling.
14. All private paths to crossfall at 1 in 40 away from any dwelling.
15. Garage Structural Level (GFL). (Relates to the top of Concrete floor. Refer to Architect's standard details.
16. All plot accesses are to be either level, stepped or ramped in accordance with The Building Regulations 2010 Part M and are indicated on this drawing.
17. All roads to be to West Sussex adoptable standards, although the road network will not be offered for adoption.

Site Levels Legend:

	Site Boundary
02 M4(2/3)	Part M4(2/3) Plot Number
▼	External door location
FFL 39.300	Proposed Finished Floor Level
GFL 39.150	Proposed Garage Floor Level
+ 38.500	Proposed Spot Level
+ (38.450)	Existing Spot Level
	Proposed Gradient
30.000	Proposed Major Contour (0.25m - amend to suit)
	Proposed Minor Contour (0.05m - amend to suit)
GB	Proposed Gravel Board Retainer
RW	Proposed Retaining Wall (450-750mm - L shape)
RW	Proposed Retaining Wall (750mm+ - Brick)
GU	Proposed Road Gully
	Existing Banking
	Proposed Banking
STEP / RAMP	Step / Ramp to Entrance
RPA	Existing Tree Root Protect
	Proposed Permeable Paving

Rev.	Date	Amendment	Drawn	Chkd.	Appd.
P04	13.12.2024	Issued for PLANNING RESUBMISSION	SH	GXA	RD
P03	25.10.2024	Issued for PLANNING SUBMISSION	SH	GXA	RD
P02	21.10.2024	Preliminary Issue following BDW comments from workshop.	GXA	GXA	RD
P01	26.09.2024	Preliminary Issue	GXA	GXA	RD

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Client
BARRATT DAVID WILSON
(SOUTHERN COUNTIES)

Project Title
NEW PLACE FARM
PULBOROUGH
WEST SUSSEX

Status
PLANNING

Drawing Title
SITE LEVELS
EAST

Drawn	Date	Checked	Date	Approved	Date
GXA	08.24	GXA	08.24	RD	08.24

Scale	Orig Size	Dimensions
1:500	A0	m

Project No. 890815

Drawing File 890815-RSK-ZZ-XX-DR-C-8200 to 8202 Site Levels.dwg

Drawing No.							Rev.
890815	RSK	ZZ	XX	DR	C	8202	P04
Project	Orig.	Vol./Sys.	Lev./Loc.	Type	Role	Draw. No.	

Scale
0 5 10 15 20 25m

File Location: Z:\890815 - NEW PLACE FARM, PULBOROUGH\GRAPH\INFRASTRUCTURE\DRAWINGS\8 - PLANNING\890815-RSK-ZZ-XX-DR-C-8200 TO 8202 SITE LEVELS.DWG