Reproduced from/based upon Ordnance Survey material.
© Crown copyright and database rights 2024 OS AC0000851381

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
4. 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.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

KEY:

- SITE BOUNDARY.
- INDICATES REQUIREMENT FOR UNDERBUILD, I.E. WHERE EXTERNAL LEVELS ARE MORE THAN 150mm BELOW FFL.
- REQUIREMENT FOR TANKING DETAIL, I.E. WHERE EXTERNAL LEVELS ARE GREATER THAN FFL.
- REQUIREMENT FOR MORE THAN ONE GRAVEL BOARD UNDER FENCE, I.E. RETAINS GREATER THAN 150mm UP TO A MAXIMUM OF 450MM ON ONE SIDE.
- RW (x.xx) — RETAINING WALL. HEIGHT IN METRES IN BRACKETS.WHEN MORE THAN 600mm.
- FFL: 00.000 — FINISHED FLOOR LEVEL.
- GFL:00.000 — GARAGE FLOOR LEVEL. FINISHED LEVEL TAKEN FROM FRONT OF GARAGE. GARAGE TO BE BRICK COURSED WHEN ADJACENT TO PLOT.
- 1 in 35 — PROPOSED HIGHWAY LONGTUDINAL GRADIENT
- 1:20 — PROPOSED PRIVATE GRADIENT
- (4) — INDICATED STEPPED APPROACH WITH NUMBER OF STEPS SHOWN
- (8) — STEPPED APPROACH TO REAR WITH NUMBER OF STEPS SHOWN
- INDICATES WHERE UNITS DON'T MEET M4(2) REQUIREMENTS
- STEP mm — STEP IN UNITS.
- (32.82) — EXISTING SPOT LEVEL.
- 29.31 — PROPOSED SPOT LEVEL.
- 28.750 — PROPOSED CONTOURS (20mm AND 100mm)
- INDICATES BANKING (1:3 MAX)
- PROPOSED HEADWALL AND CULVERT
- RPA
- PROPOSED FRONT ACCESS PATH
- 1.5m x 1.5m LANDING FOR M4(2) COMPLIANCE
- 1.2m x 1.2m LANDING FOR M4(2) COMPLIANCE
- PROPOSED BASIN
- PROPOSED DITCH

0m 5m 25m
Scale: 1:500 @ A1

Rev	Description	Drn	Chk	App	Date
B	UPDATED TO SUIT NEW SITE LAYOUT	JTM	TR	BB	06.10.25
A	PRELIMINARY ISSUE	DC	TR	BB	08.09.25

Purpose: DRAFT

Status: NOT YET APPROVED

ARDENT CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY
Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

Client: BELLWAY HOMES LIMITED

Project Title: WOODFORDS, SOUTHWATER

Drawing Title: LEVELS STRATEGY

Drawn by	Checked by	Approved by	Revision
DC	TR	BB	B

Scale: 1:500@A1
Date: SEPT 2025

Drawing Number: 2108061_B-ACE-XX-XX-DR-C-0101

INFORMATION SUMMARY

INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	DHA	102108-BEL-SL-01	02.10.25
TOPOGRAPHICAL SURVEY	HOOK SURVEY	S19/7188/01-07	July 2019 Rev. C
ROOT PROTECTION AREA	KEEN CONSULTANTS	2463-KC-XX-YTREE-TC	20.06.2025