

NOTES

- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- 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.
- DRAWING HAS BEEN BASED UPON TOPOGRAPHICAL SURVEY SURV 2329 REV B PRODUCED BY COUNTRYSIDE PROPERTIES DATED 24.07.18.
- DRAWING HAS BEEN BASED ON SITE LAYOUT SL.01 REV P11 BY THRIVE ARCHITECTS DATED 07.06.21

ELEVATION DATA			
No.	MIN. ELEVATION (m)	MAX. ELEVATION (m)	COLOUR
1	-2.67	-2.00	Red
2	-2.00	-1.50	Orange
3	-1.50	-1.00	Yellow
4	-1.00	-0.80	Light Green
5	-0.80	-0.60	Green
6	-0.60	-0.40	Light Blue
7	-0.40	-0.20	Blue
8	-0.20	0.00	Light Cyan
9	0.00	0.20	Cyan
10	0.20	0.40	Teal
11	0.40	0.60	Green
12	0.60	0.80	Light Green
13	0.80	1.00	Yellow
14	1.00	1.25	Orange
15	1.25	1.50	Red
16	1.50	1.75	Dark Red
17	1.75	2.15	Black

LEGEND

DEVELOPMENT AREA POINTS
 101.195 PROPOSED GROUND LEVEL
 101.169 EXISTING GROUND LEVEL

MAJOR CONTOURS
 MINOR CONTOURS

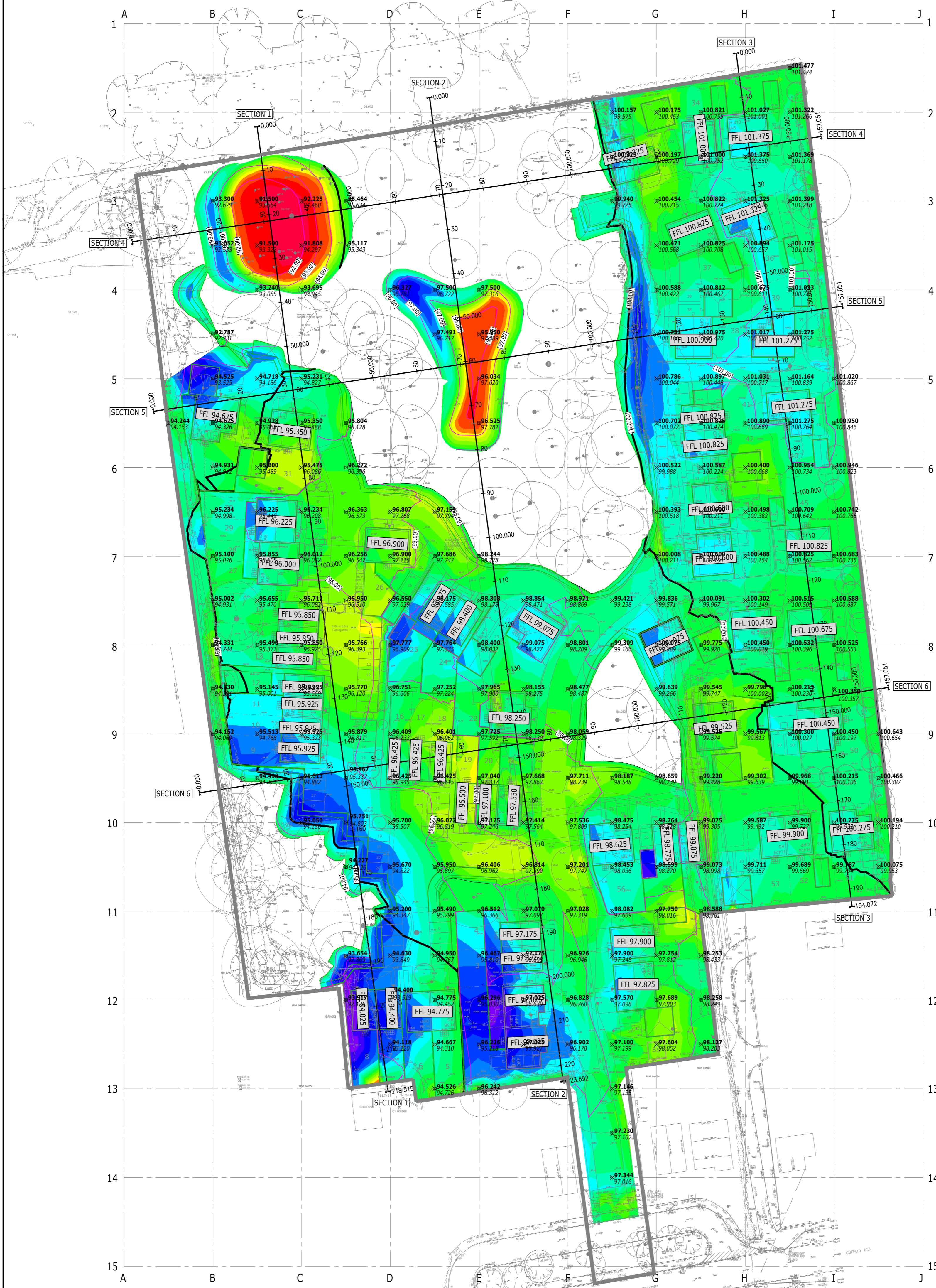
PROPOSED FINISHED FLOOR LEVEL
 FFL 99.075

FOR CUT AND FILL CALCULATIONS
 REFER TO DRAWING:
 C00185-ACE-IG-XX-DR-C-P005

FOR CUT AND FILL LONGSECTIONS
 REFER TO DRAWINGS:
 C00185-ACE-IG-XX-DR-C-P006 TO P008

BULK EARTHWORKS VOLUME
 (ESTABLISHED BY COMPARING THE FINISHED DEVELOPMENT LEVELS TO THE TOPSOIL STRIP SURFACE)

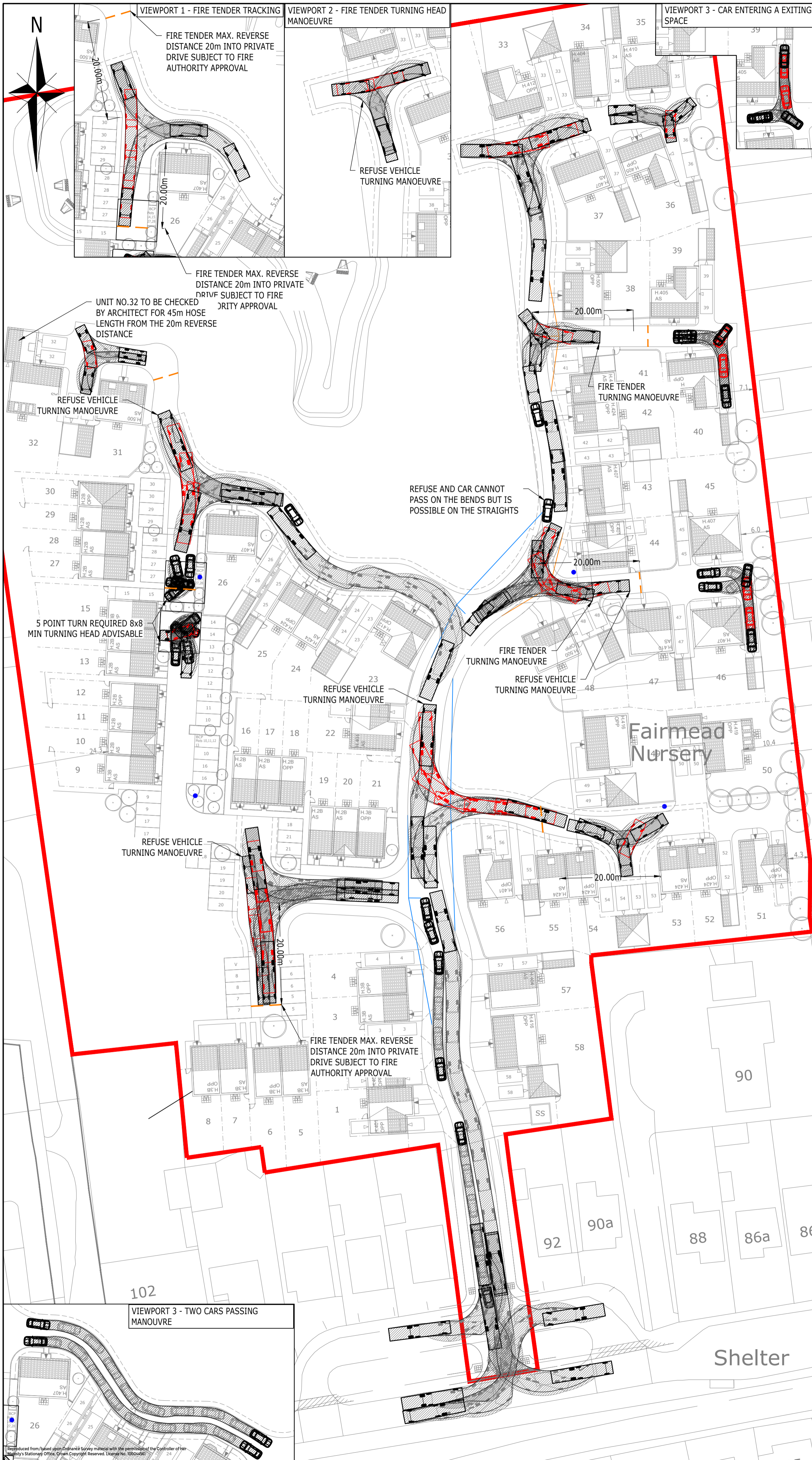
FILL - 7821.59m³
 CUT - 2074.56m³
5747m³ (FILL/IMPRT)



WORK IN PROGRESS

DRAFT

Rev	Description	Drn	Chk	App	Date
<p>ARDENT CONSULTING ENGINEERS</p> <p>Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE</p> <p>Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk</p> <p>worksafe consultant www.smasttd.com</p> <p>SSIP QUALITY ASSURED REGISTERED PROVIDER</p> <p>BSI BREITENBERG CERTIFICATION</p>					
Client: COUNTRYSIDE PROPERTIES (UK) Ltd					
Project Title: CUFFLEY HILL, GOFFS OAK					
Drawing Title: CUT AND FILL ISOPACHYTE					
At Scale: 1:500	Date: JULY 2021	Designed by: DSR			
Drawn by: UN	Checked by: DSR	Approved by: BB			
Drawing Number: C00185-ACE-IG-XX-DR-C-P010					Rev: -



- NOTES:
- 1) ALL VISIBILITY SPLAYS SHOWN WILL BE KEPT CLEAR OF OBSTRUCTIONS OF GREATER THAN 0.6M IN HEIGHT.
 - 2) INTERNAL VISIBILITY REQUIREMENTS ARE BASED ON MFS RECOMMENDATIONS WITH 20MPH DESIGN SPEEDS FOR THE ACCESS ROAD AND 15MPH WITHIN THE SHARED SURFACE ELEMENT. VISIBILITY HAS BEEN CONSIDERED FOR ALL DRIVEWAY ACCESSES SERVING THREE OR MORE DWELLINGS.
 - 3) SITE LAYOUT SUBJECT TO DETAILED DESIGN AND AGREEMENT WITH THE PLANNING AND HIGHWAY AUTHORITIES.
 - 4) SITE LAYOUT FROM DRAWING NO. SL.02_P13 OBTAINED FROM THRIVE ARCHITECTS ON 23-07-21

KEY:

- REDLINE BOUNDARY
- 2.4m x 11m VISIBILITY SPLAY (PRIVATE DRIVES)
- 2.4m x 25m VISIBILITY SPLAY (JUNCTIONS)
- 20m LIMIT FOR FIRE TENDER REVERSE
- REFUSE COLLECTION POINT.

	7.334
Fire Tender	
Overall Length	7.334m
Overall Width	2.286m
Overall Body Height	3.495m
Min Body Ground Clearance	0.380m
Track Width	2.286m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	8.000m

	12.1
6x2 Refuse Vehicle	
Overall Length	12.100m
Overall Width	2.500m
Overall Body Height	2.661m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock to lock time	4.00s
Wall to Wall Turning Radius	11.400m

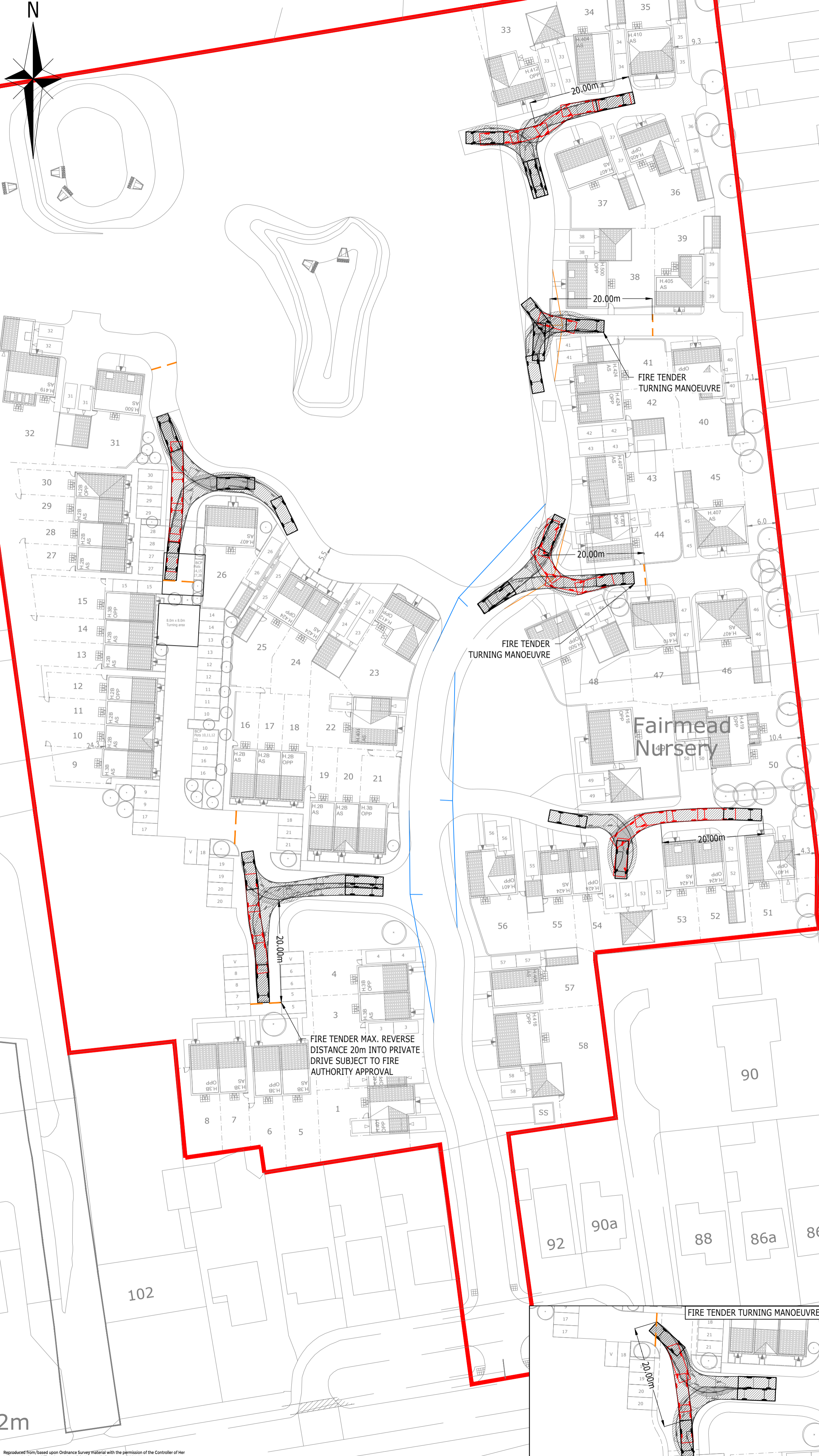
	4.572
Car	
Overall Length	4.572m
Overall Width	1.769m
Overall Body Height	1.488m
Min Body Ground Clearance	0.249m
Max Track Width	1.713m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.100m

	5.35
3.5t Panel Van	
Overall Length	5.350m
Overall Width	1.970m
Overall Body Height	2.562m
Min Body Ground Clearance	0.335m
Track Width	1.970m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.850m

FOR INFORMATION ONLY

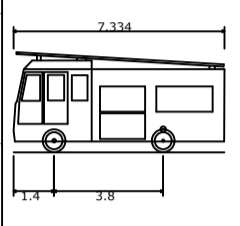
PL2	SITE LAYOUT UPDATED	CI	AW	BB	26.07.21
PL1	ISSUED FOR PLANNING	BT	AW	BB	30.06.21
Rev	Description	Drn	Chk	App	Date
<p>ARDENT CONSULTING ENGINEERS</p> <p>Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE</p> <p>Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk</p> <p>worksafe consultant www.smasistd.com</p> <p>SSIP</p>					
Client: COUNTRYSIDE PROPERTIES (UK) Ltd					
Project Title: CUFFLEY HILL, GOFFS OAK					
Drawing Title: TRACKING PLAN					
A2 Scale	Date	Designed by			
1:500	MARCH 2021	BT			
Drawn by	Checked by	Approved by			
BT	AW	BB			
Drawing Number: C00185-ACE-IG-XX-DR-C-011					Rev
					PL2

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 - 4) SITE LAYOUT FROM DRAWING NO. SL.02_P13 OBTAINED FROM THRIVE ARCHITECTS ON 23-07-21

- KEY:
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 - 2.4m x 11m VISIBILITY SPY (PRIVATE DRIVES)
 - 2.4m x 25m VISIBILITY SPY (JUNCTIONS)
 - 20m LIMIT FOR FIRE TENDER REVERSE



Fire Tender
 Overall Length 7.334m
 Overall Width 2.286m
 Overall Body Height 3.495m
 Min Body Ground Clearance 0.380m
 Track Width 2.286m
 Lock to lock time 5.00s
 Kerb to Kerb Turning Radius 8.000m

NOT FOR CONSTRUCTION
 FOR INFORMATION ONLY

PL2	SITE LAYOUT UPDATED	CI	AW	BB	26.07.21
PL1	ISSUED FOR PLANNING	BT	AW	BB	30.06.21
Rev	Description	Drm	Chk	App	Date

ARDENT CONSULTING ENGINEERS

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worksafe consultant
 www.smasid.com

SSIP
 SAFETY INSTITUTE OF BRITAIN

BUREAU VERITAS
 CERTIFICATE

Client: COUNTRYSIDE PROPERTIES (UK) Ltd

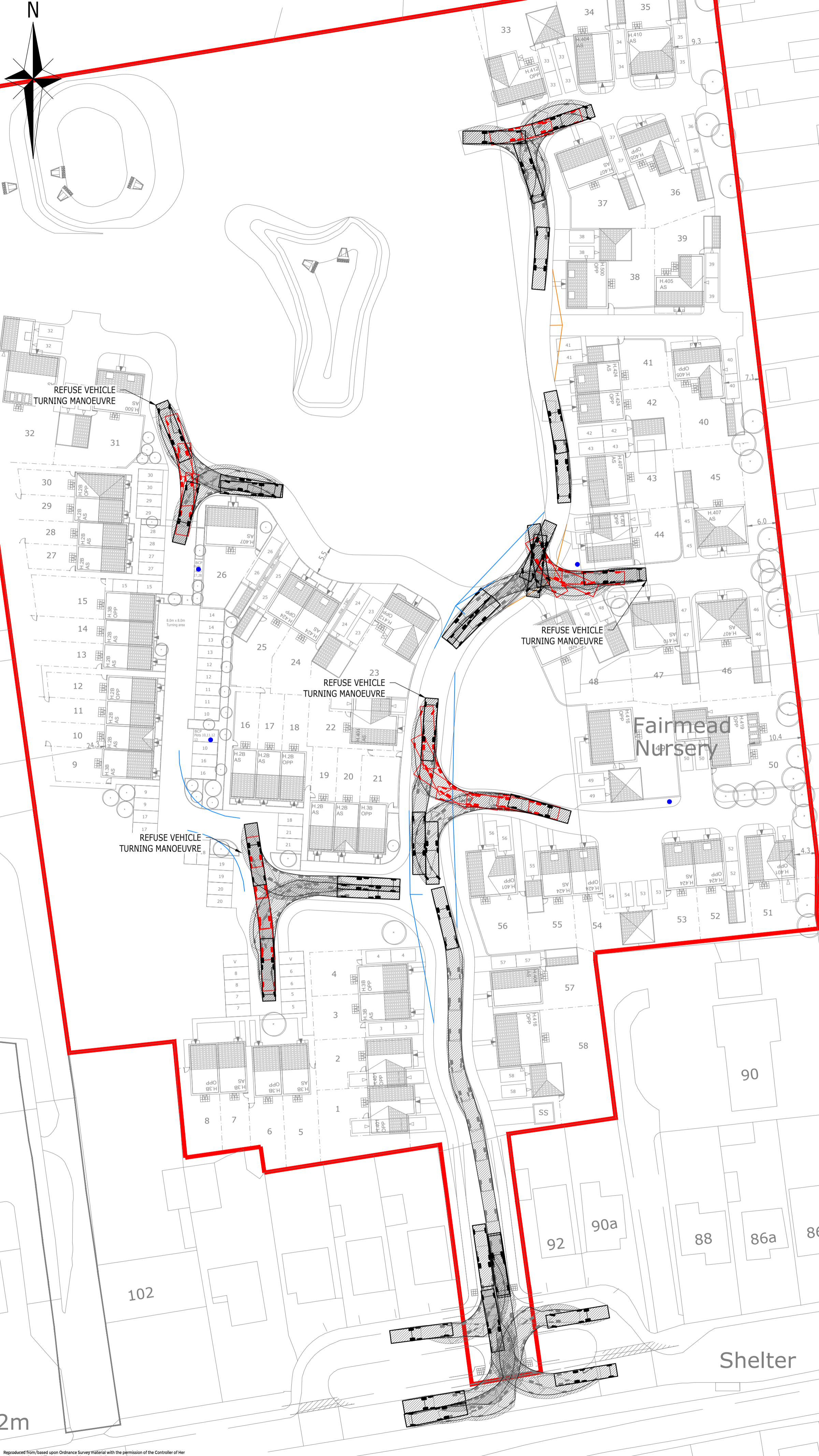
Project Title: CUFFLEY HILL, GOFFS OAK

Drawing Title: FIRE TRACKING PLAN

A2 Scale	Date	Designed by
1:500	JUNE 2021	BT
Drawn by	Checked by	Approved by
BT	AW	BB

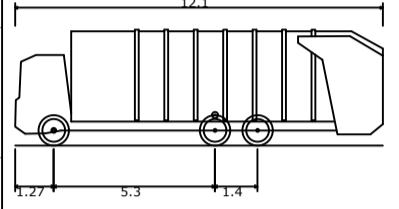
Drawing Number: C00185-ACE-IG-XX-DR-C-P012 Rev PL2

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- KEY:
- REDLINE BOUNDARY
 - 2.4m x 11m VISIBILITY SPLAY (PRIVATE DRIVES)
 - 2.4m x 25m VISIBILITY SPLAY (JUNCTIONS)
 - REFUSE COLLECTION POINT.



6x2 Refuse Vehicle	12.100m
Overall Length	2.500m
Overall Width	2.661m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock to lock time	4.00s
Wall to Wall Turning Radius	11.400m

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FOR INFORMATION ONLY

PL2	SITE LAYOUT UPDATED	CI	AW	BB	26.07.21
PL1	ISSUED FOR PLANNING	BT	AW	BB	30.06.21
Rev	Description	Drn	Chk	App	Date

ARDENT CONSULTING ENGINEERS

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worksafe consultant
www.smasid.com

SSIP

Client: COUNTRYSIDE PROPERTIES (UK) Ltd

Project Title: CUFFLEY HILL, GOFFS OAK

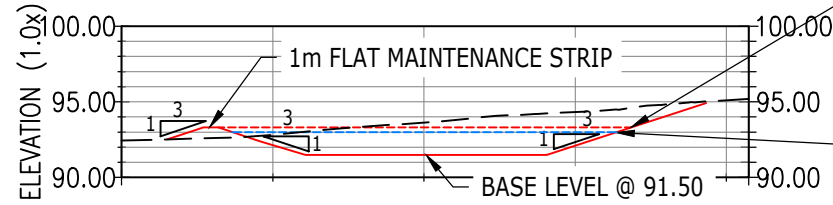
Drawing Title: REFUSE TRACKING PLAN

A2 Scale	Date	Designed by
1:500	JUNE 2021	BT
Drawn by	Checked by	Approved by
BT	AW	BB

Drawing Number: CO0185-ACE-IG-XX-DR-C-PO13 Rev: PL2

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PROFILE VIEW: W1
SCALE: H:500, V:500
DATUM: 90.000



MINIMUM TOP OF BANK LEVEL @ 93.30 (MIN. 300mm FREEBOARD PROVIDED)

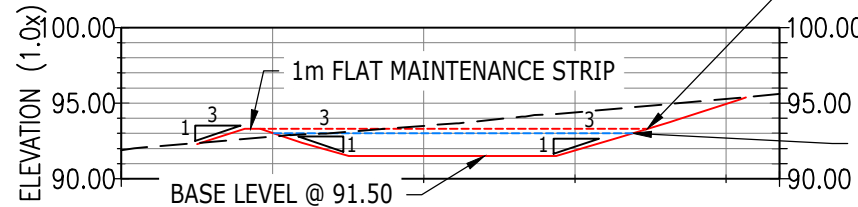
MAXIMUM WATER LEVEL @ 93.00

CHAINAGE	0.000	10.000	20.000	30.000	40.000	41.474
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EXISTING LEVELS	92.435	92.824	93.634	94.322	95.108	95.200
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HOR						
FINISHED LEVELS	92.135	91.500	92.108			
VER						

PROFILE VIEW: W2
SCALE: H:500, V:500
DATUM: 90.000



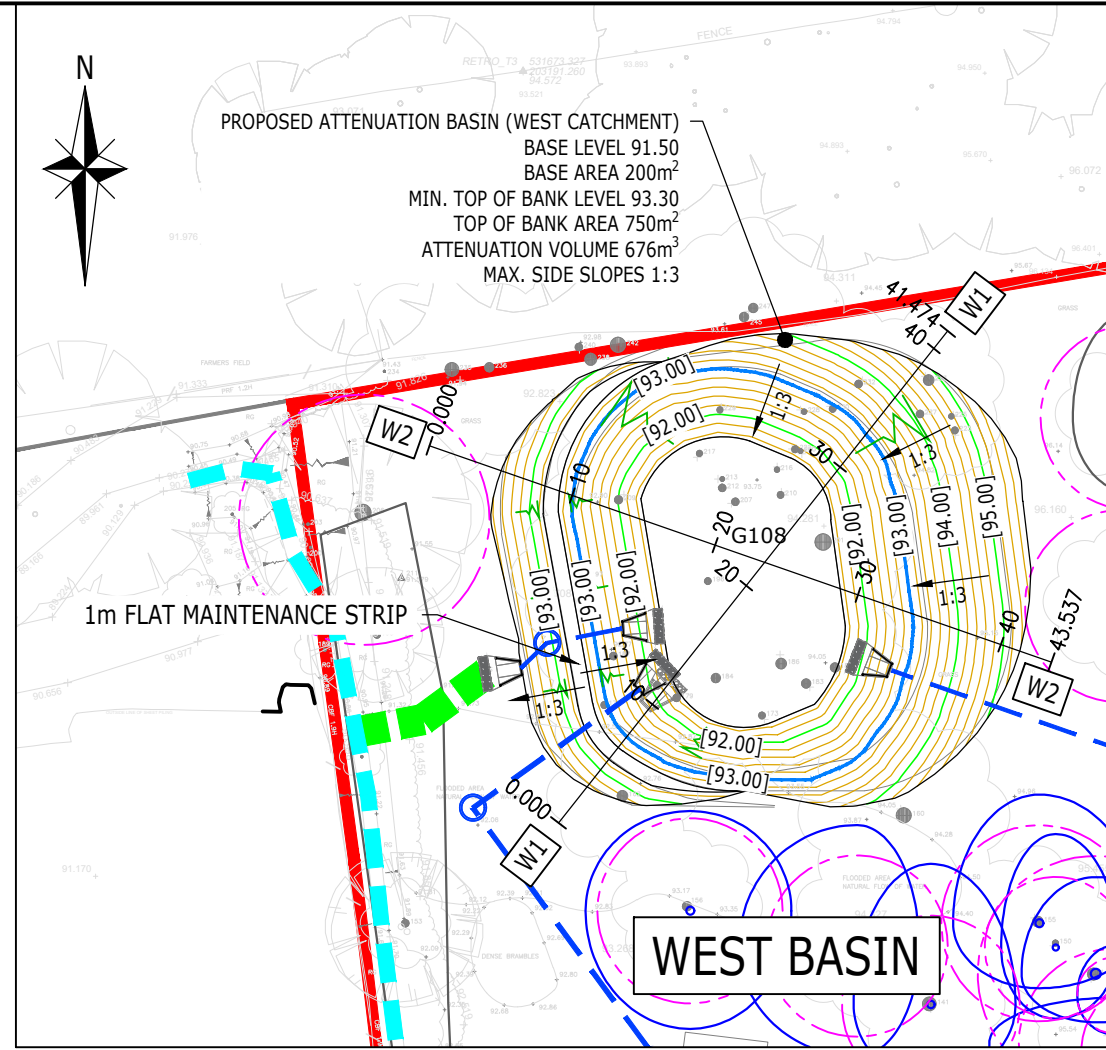
MINIMUM TOP OF BANK LEVEL @ 93.30 (MIN. 300mm FREEBOARD PROVIDED)

MAXIMUM WATER LEVEL @ 93.00

CHAINAGE	0.000	10.000	20.000	30.000	40.000	43.537
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EXISTING LEVELS	91.894	92.787	93.501	94.394	95.279	95.610
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HOR						
FINISHED LEVELS	93.032	91.500	91.872	94.948		
VER						



- SECTIONS KEY**
- — EXISTING SURFACE
 - — PROPOSED BASIN
 - — MAXIMUM WATER LEVEL
 - — MINIMUM TOP OF BANK

- KEY**
- MAJOR (1.0m) CONTOUR
 - MINOR (0.2m) CONTOUR
 - SITE BOUNDARY
 - MAXIMUM WATER LEVEL
 - ROOT PROTECTION AREA
 - EXISTING DITCH
 - PROPOSED SURFACE WATER SEWER & MANHOLE
 - ▲ PROPOSED HEADWALL
 - PROPOSED SWALE



Scale: 1:500 @ A3

NOT FOR CONSTRUCTION
FOR PLANNING

NOTES:

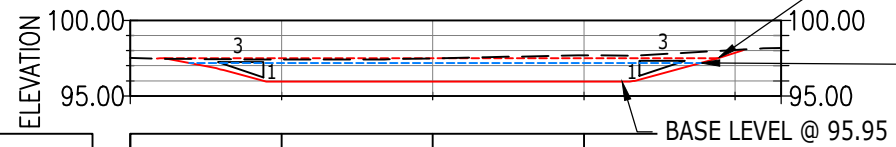
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
4. ALL LEVELS STATED ARE IN METRES ABOVE ORDNANCE DATUM.
5. 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.
6. PRIOR TO THE COMMENCEMENT OF THE WORKS, THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF THE EXISTING SPURS AND MANHOLE CHAMBERS TO WHICH ANY CONNECTIONS ARE TO BE MADE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
8. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER
9. UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE
10. 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
11. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON EXISTING OR PARTLY CONSTRUCTED ADOPTABLE HIGHWAY
13. ALL EXISTING LEVELS, GRADIENTS, DEPTHS ETC. TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
14. THE SETTING OUT OF THE DRAINAGE WORKS IS TO BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.
15. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE DRAINAGE WORKS FOR THE DURATION OF THE CONTRACT.
16. 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.
17. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME ONE, SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS.
18. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
19. UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL NOT SUITABLE FOR RE-USE SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE.

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 WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
3. WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL 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.
4. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S 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 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.

PL1	ISSUED FOR PLANNING	BT	AW	BB	30.06.21
Rev	Description	Drn	Chk	App	Date
ARDENT CONSULTING ENGINEERS					
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					
COUNTRYSIDE PROPERTIES (UK) Ltd					
Project Title:					
CUFFLEY HILL, GOFFS OAK					
Drawing Title:					
ATTENUATION BASIN SECTIONS (SHEET 1 OF 2)					
A3 Scale	Date	Designed by			
1:500	JUNE 2021	AW			
Drawn by	Checked by	Approved by			
AW	AW	BB			
Drawing Number					Rev
C00185-ACE-IG-XX-DR-C-P020					PL1

PROFILE VIEW: E1
SCALE: H:500, V:500
DATUM: 95.000



CHAINAGE	0.000	10.000	20.000	30.000	40.000	43.050
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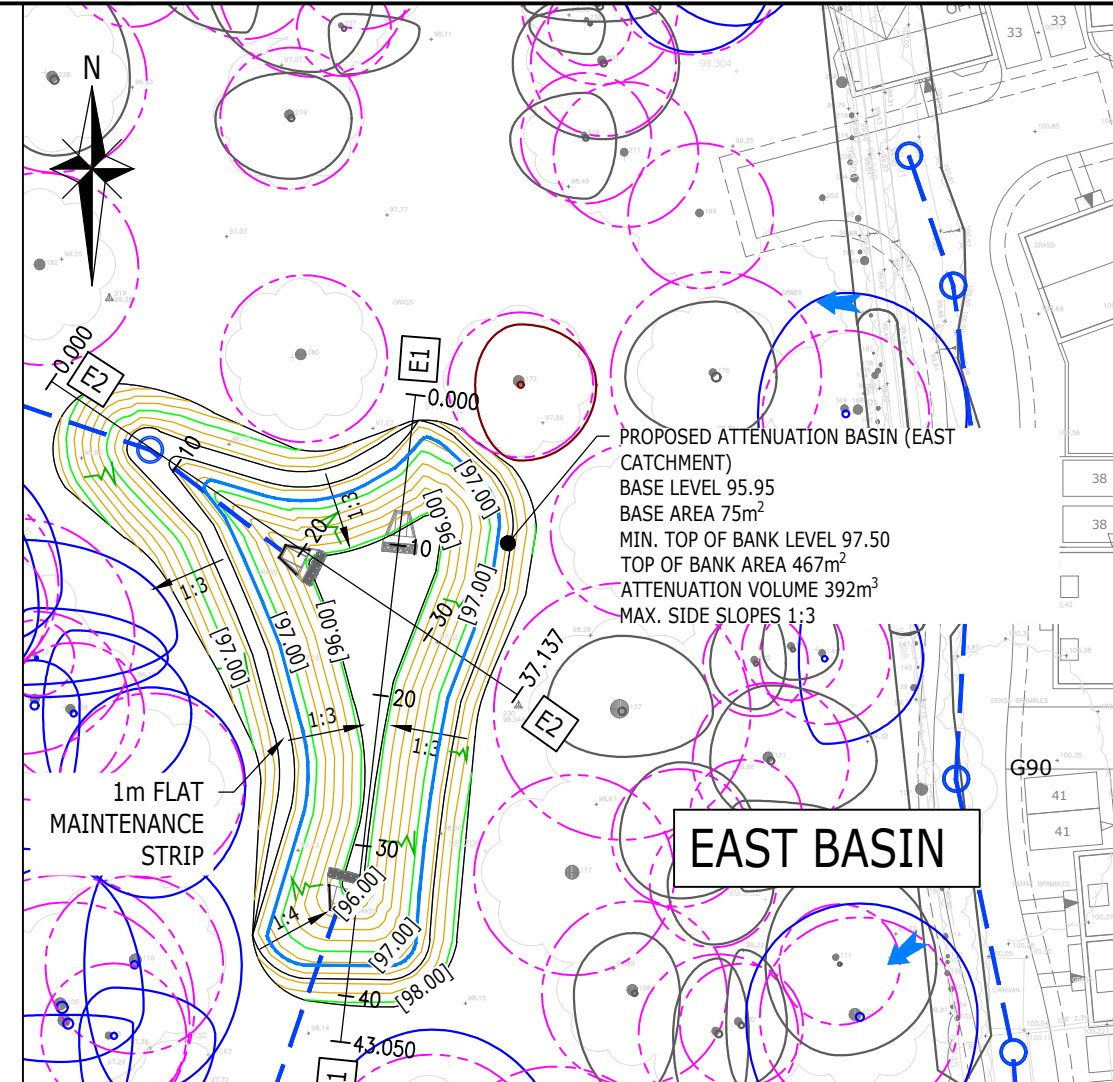
EXISTING LEVELS	97.524	97.415	97.488	97.681	98.037	98.167
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HOR						
FINISHED LEVELS		95.950	95.950	95.950	97.863	
VER						

MINIMUM TOP OF BANK LEVEL @ 97.50 (MIN. 300mm FREEBOARD PROVIDED)

MAXIMUM WATER LEVEL @ 97.18

BASE LEVEL @ 95.95



PROPOSED ATTENUATION BASIN (EAST CATCHMENT)
BASE LEVEL 95.95
BASE AREA 75m²
MIN. TOP OF BANK LEVEL 97.50
TOP OF BANK AREA 467m²
ATTENUATION VOLUME 392m³
MAX. SIDE SLOPES 1:3

EAST BASIN

- SECTIONS KEY**
- EXISTING SURFACE
 - PROPOSED BASIN
 - MAXIMUM WATER LEVEL
 - MINIMUM TOP OF BANK

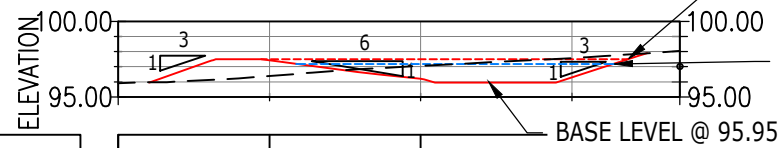
- KEY**
- MAJOR (1.0m) CONTOUR
 - MINOR (0.2m) CONTOUR
 - SITE BOUNDARY
 - MAXIMUM WATER LEVEL
 - ROOT PROTECTION AREA
 - EXISTING DITCH
 - PROPOSED SURFACE WATER SEWER & MANHOLE
 - ▲ PROPOSED HEADWALL



Scale: 1:500 @ A3

NOT FOR CONSTRUCTION
FOR PLANNING

PROFILE VIEW: E2
SCALE: H:500, V:500
DATUM: 95.000



CHAINAGE	0.000	10.000	20.000	30.000	37.137
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EXISTING LEVELS	95.901	96.383	97.049	97.572	98.041
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HOR					
FINISHED LEVELS		97.423	96.196	96.291	
VER					

MINIMUM TOP OF BANK LEVEL @ 97.50 (MIN. 300mm FREEBOARD PROVIDED)

MAXIMUM WATER LEVEL @ 97.18

BASE LEVEL @ 95.95

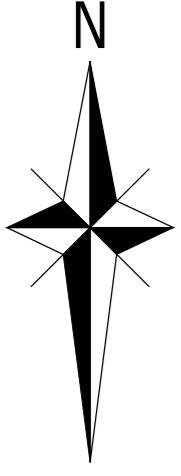
NOTES:

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CDM NOTES

- 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:
- WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
- WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL 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.
- HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS 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.
- THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

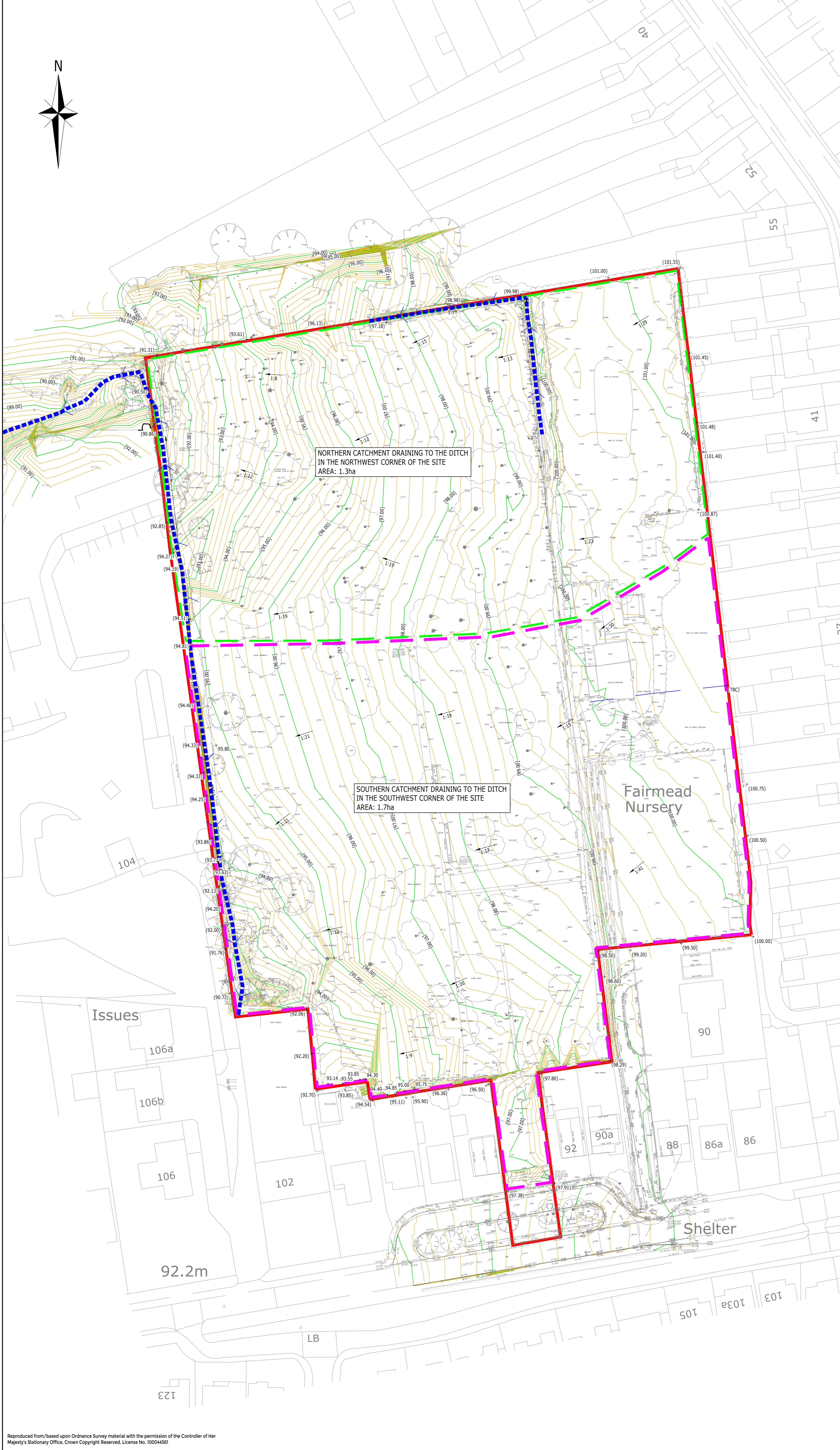
PL1	ISSUED FOR PLANNING	BT	AW	BB	30.06.21
Rev	Description	Drn	Chk	App	Date
ARDENT CONSULTING ENGINEERS					
Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk					
Client					
COUNTRYSIDE PROPERTIES (UK) Ltd					
Project Title:					
CUFFLEY HILL, GOFFS OAK					
Drawing Title:					
ATTENUATION BASIN SECTIONS (SHEET 2 OF 2)					
A3 Scale	Date	Designed by			
1:500	JUNE 2021	AW			
Drawn by	Checked by	Approved by			
AW	AW	BB			
Drawing Number	Rev				
C00185-ACE-IG-XX-DR-C-P021	PL1				



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- KEY**
- SITE BOUNDARY
 - NORTHERN CATCHMENT DRAINING TO DITCH IN NORTHWEST CORNER
 - SOUTHERN CATCHMENT DRAINING TO DITCH IN SOUTHWEST CORNER
 - LOCATION OF EXISTING LAND DRAINAGE DITCH
 - 1:41 INDICATIVE EXISTING GRADIENT
 - 101.48 EXISTING SPOT LEVEL
 - EXISTING CONTOURS

DRAWING AND CONTOURS BASED UPON TOPOGRAPHICAL SURVEY, DATED 22/02.21, REFERENCE SURV 2329 REV C.



FOR INFORMATION ONLY

Rev	Description	Dwn	Chk	App	Date

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BSI
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Client
COUNTRYSIDE PROPERTIES (UK) Ltd

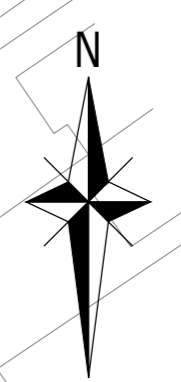
Project Title
CUFFLEY HILL, GOFFS OAKS

Drawing Title
EXISTING TOPOGRAPHY CATCHMENT AREAS

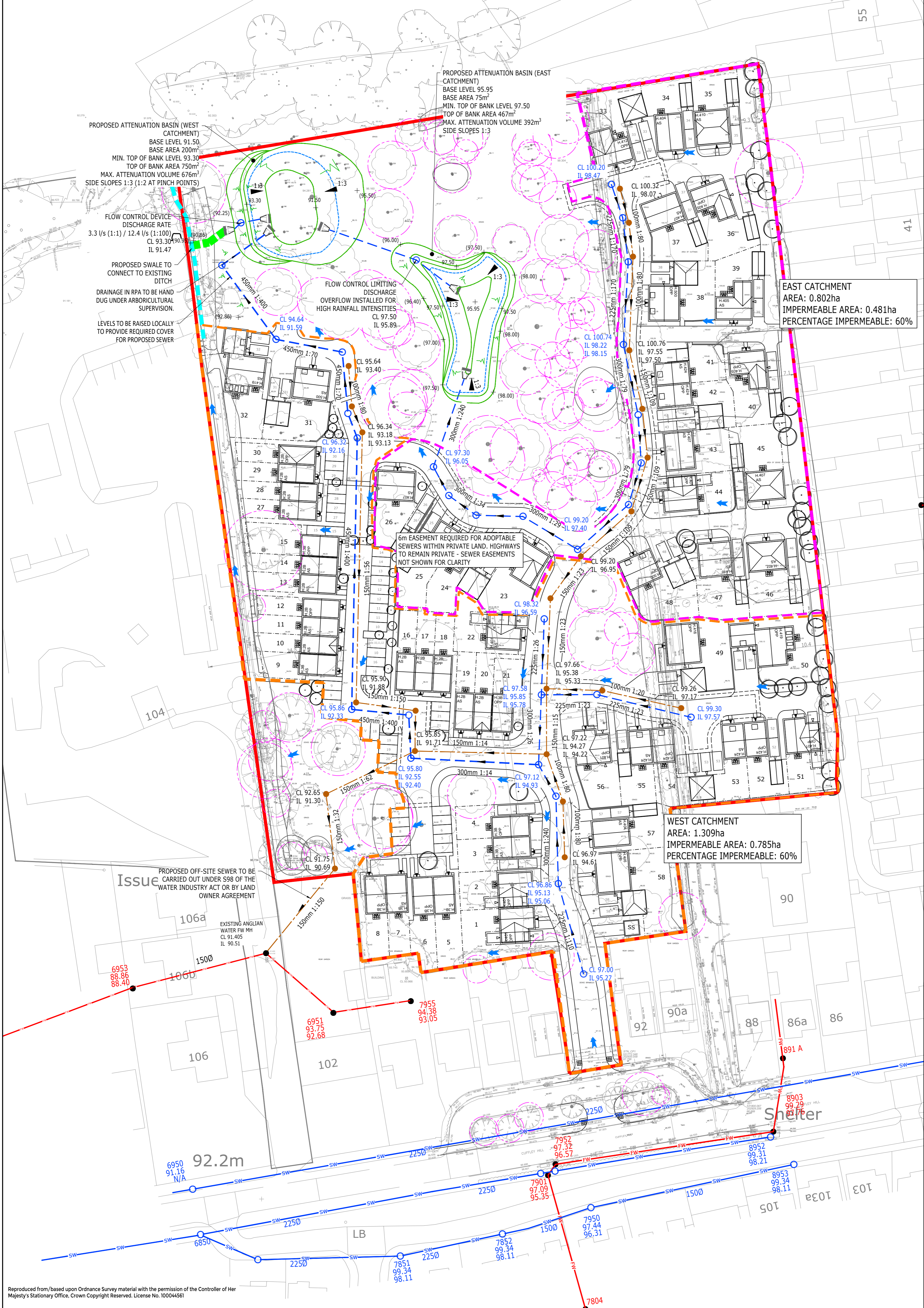
At Scale	Date	Designed by
1:500	MAY 2021	AW
Drawn by	Checked by	Approved by
AW	AW	BB
Drawing Number	Rev	
C00185-ACE-IG-XX-DR-C-P040	-	

KEY

- SITE BOUNDARY
- EXISTING DITCH
- EXISTING SURFACE WATER SEWER (THAMES WATER)
- EXISTING FOUL WATER SEWER (THAMES WATER)
- PROPOSED SURFACE WATER SEWER
- PROPOSED FOUL WATER SEWER
- PROPOSED SWALE
- SURFACE WATER EXCEEDANCE ROUTE
- ▲ PROPOSED HEADWALL
- PROPOSED LANDSCAPED ATTENUATION BASIN
- EAST CATCHMENT
- WEST CATCHMENT
- ROOT PROTECTION AREA



- NOTES:**
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 7. ALL EXISTING SERVICE ROUTES HAVE BEEN TRANSCRIBED FROM THE RESPECTIVE UNDERTAKERS RECORDS AND AS SUCH NO RESPONSIBILITY IS ACCEPTED BY ARDENT CONSULTING ENGINEERS FOR THE ACCURACY OF ROUTES SHOWN.
 8. THE AVOIDANCE AND PROTECTION OF SERVICES DURING THE WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.
 9. THE CONTRACTOR IS REMINDED OF HIS OBLIGATION TO VERIFY THE ROUTE OF ALL SERVICES ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
 10. THE CONTRACTOR SHOULD ALLOW FOR ANY NECESSARY LIAISON WITH THE STATUTORY UTILITIES DURING THE COURSE OF THE WORKS TO AVOID ANY DISRUPTION TO RETAINED SERVICES.
 11. THE CONTRACTOR SHOULD NOTE THAT THE SERVICES SHOWN ARE NOT TO BE CONSIDERED EXHAUSTIVE. PRIVATE SERVICES MAY BE PRESENT WITHIN THE LIMIT OF WORKS AND CARE SHOULD BE TAKEN TO LOCATE AND AVOID THESE DURING CONSTRUCTION.
 12. TREES SURVEY INFORMATION HAS BEEN TAKEN FROM TRACEY CLARKE TREE CONSULTANCY DRAWING DATED MARCH 2021 DRAWING REF. TCTC-18023-PL-01



ALL INFORMATION REGARDING LEVELS & DRAINAGE IS INDICATIVE ONLY AND FOR INFORMATION ONLY.

ANY DRAINAGE IN RPA TO BE HAND DUG UNDER ARBORICULTURAL SUPERVISION.

SITE LAYOUT IS BASED UPON THRIVE ARCHITECTS SITE LAYOUT PLAN, REF. SL02, REV P11 DATED 07/06/21.

FOR PLANNING

NOT FOR CONSTRUCTION

PL2 EXCEEDANCE ROUTES ADDED & LAYOUT UPDATED	AW	AW	BB	15.07.21
PL1 ISSUED FOR PLANNING	BT	AW	BB	30.06.21
Rev Description	Drn	Chk	App	Date

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Client: **COUNTRYSIDE PROPERTIES (UK) Ltd**

Project Title: **CUFFLEY HILL, COFFS OAKS**

Drawing Title: **PROPOSED DRAINAGE STRATEGY**

A1 Scale	Date	Designed by
1:500	MARCH 2021	AW
Drawn by	Checked by	Approved by
AW	AW	BB
Drawing Number	Rev	
C00185-ACE-IG-XX-DR-C-P100	PL2	

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 12. TREES SURVEY INFORMATION HAS BEEN TAKEN FROM TRACEY CLARKE TREE CONSULTANCY DRAWING DATED MARCH 2021 DRAWING REF. TCCT-18023-PL-01.

GROUND CONTAMINATION IDENTIFIED ON SITE. REFER TO GEOTECHNICAL REPORT (REF: 18-0446, DATED 21-08-18) FOR MINIMUM DEPTHS OF CLEAN COVER AND REMEDIATION

- KEY**
- SITE BOUNDARY
 - (99.50) EXISTING GROUND LEVEL
 - 100.06 PROPOSED GROUND LEVEL
 - PROPOSED HIGHWAY CONTOUR (0.02m)
 - FFL 96.450 PROPOSED FINISHED FLOOR LEVEL
 - 1:20 PROPOSED GRADIENT
 - PROPOSED RETAINING WALL
 - PROPOSED GRAVELBOARD (MAX. 450mm)
 - * PROPOSED STEP (NUMBER OF 150mm STEPS INDICATED)
 - PROPOSED RAISED PATIO (450mm ABOVE GARDEN LEVEL)
 - PROPOSED STEP IN UNIT (MIN. 300mm)
 - PROPOSED BANKING (MAX. 1:3)
 - EXISTING ROOT PROTECTION AREA

NOT FOR CONSTRUCTION
FOR PLANNING

PL2	SITE LAYOUT UPDATED	CI	AW	BB	26.07.21
PL1	ISSUED FOR PLANNING	BT	AW	BB	30.06.21
Rev	Description	Drn	Chk	App	Date

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Client	COUNTRYSIDE PROPERTIES (UK) Ltd				
Project Title:	CUFFLEY HILL, GOFFS OAKS				
Drawing Title:	PROPOSED LEVELS STRATEGY				
A1 Scale	Date	Designed by			
1:500	MARCH 2021	AW			
Drawn by	Checked by	Approved by			
AW	AW	BB			
Drawing Number	Rev				
C00185-ACE-IG-XX-DR-C-P101	PL2				