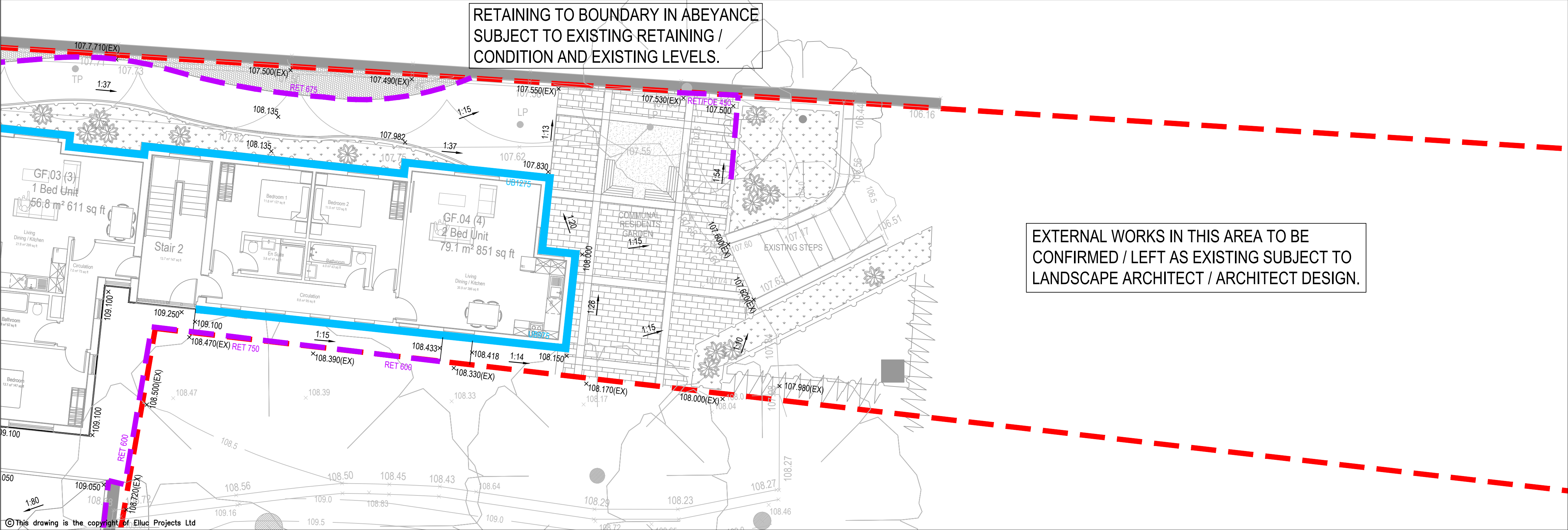
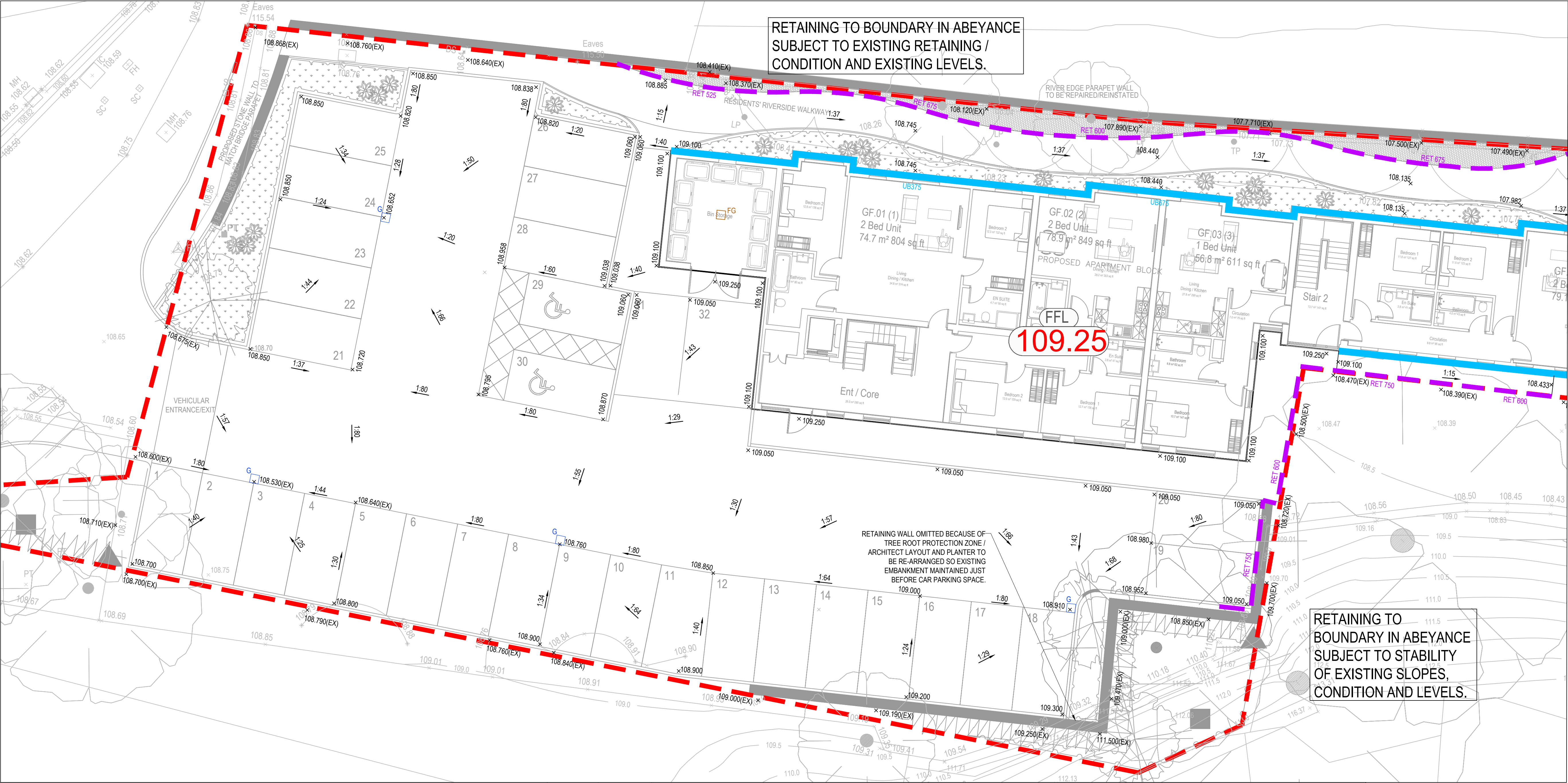




KEY:				
22.50	PROPOSED LEVELS			
1:12	PROPOSED GRADIENT			
UB150	EXPOSED BRICKWORK			
RET/FOE 250	RETAINING STRUCTURE / FLAG ON EDGE			
1:15	BANKING			
G	PROPOSED PRIVATE ROAD GULLY (RODDABLE AND TRAPPED)			
22.50	PROPOSED FINISHED FLOOR LEVEL			
---	SITE BOUNDARY			

- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS' AND ARCHITECTS' DETAILS.
 - ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND THE BUILDING REGULATIONS.
 - THE DESIGN OF TEMPORARY WORKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES.
 - ALL EXISTING DETAILS, DIMENSIONS, FEATURES AND LEVELS SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR IN ADVANCE OF ANY CONSTRUCTION. ANY VARIATIONS FOUND ARE TO BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - REFER TO ARCHITECTS' DRAWINGS FOR CURRENT FLOOR AND SITE LAYOUTS.
 - REFER TO ARCHITECTS' DRAWINGS FOR SETTING-OUT INFORMATION AND PAVING LAYOUTS.
 - FOR DETAILS OF FENCING, BOLLARDS AND OTHER FURNITURE AND FINISHES SEE ARCHITECTS' DRAWINGS.
 - REFER TO ARCHITECTS' DETAILS FOR TANKING / RAISED DPC'S WHERE EXTERNAL LEVELS ARE LESS THAN 150mm BELOW DPC LEVEL.
 - EXTERNAL WORKS TO COMPLY WITH THE RELEVANT PROVISIONS OF THE DTP MANUAL OF CONTRACT FOR HIGHWAY WORKS: VOLUME 1: SPECIFICATION FOR HIGHWAY WORKS.
 - ISOLATED SOFT AREAS IN EXTERNAL PAVING FORMATIONS TO BE EXCAVATED AS NECESSARY AND FILLED WITH WELL COMPACTED CAPPING MATERIAL. ALL FORMATIONS ARE TO BE PROOF-ROLLED. ADDITIONAL CBR TESTING IS REQUIRED TO CONFIRM CONSTRUCTION DEPTHS. 1 TEST / 100sqm. TESTING IS TO BE CARRIED OUT IN ADVANCE OF CONSTRUCTION BY GEOTECHNICAL CONSULTANTS, ARRANGED BY THE CONTRACTOR.
 - KERBS CHANNELS AND EDGINGS TO BS7263: 2001. RADIUS KERBS AND CHANNELS TO BE PROVIDED ON ALL RADII UP TO AND INCLUDING 12.0m. FOR RADII BETWEEN 12.0m AND 45.0m KERBS AND CHANNELS SHALL BE 600mm LONG. ANGLE KERBS AND QUADRANTS ARE TO BE USED AT ALL CORNERS. 300mm LONG EDGINGS ARE TO BE PROVIDED ON ALL RADII UP TO 4.0m AND 450mm LONG EDGINGS FOR RADII BETWEEN 4.0m AND 10.0m.
 - REFER TO SERVICES CONSULTANTS FOR DETAILS OF EXISTING UTILITY APPARATUS AND PROPOSED SERVICES, INCLUDING APPROPRIATE PROTECTIVE MEASURES AND DIVERSIONS.
 - BOUNDARY LEVELS SHOWN ON THIS DRAWING ARE INTERPOLATED BETWEEN TOPOGRAPHIC SURVEY SPOT LEVELS. ALL BOUNDARY LEVEL INFORMATION IS TO BE CHECKED ON SITE IN ADVANCE OF ANY CONSTRUCTION WORK. ANY VARIATIONS FOUND ARE TO BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - SPECIAL CARE IS REQUIRED WHEN WORKING IN THE VICINITY OF EXISTING TREES, HEDGES AND OTHER VEGETATION TO BE RETAINED AND PROTECTED. IT IS NOT INTENDED THAT ANY TREE ROOTS ARE TO BE SEVERED OR DAMAGED. SPECIALIST ADVICE MUST BE SOUGHT WHEN MAJOR ROOTS ARE ENCOUNTERED. CARE IS TO BE TAKEN TO AVOID DAMAGE TO BRANCHES AND FOLIAGE. REFER TO THE ARBORICULTURAL REPORT FOR FURTHER DETAILS AND INSTRUCTION.

Rev:	Description:	Date:	By:	Chk:
PRELIMINARY				
Client: OPULWOOD DEVELOPMENTS				
Project: 22006 - THE WATERSIDE VILLAGE				
Dwg Title: EXTERNAL WORKS LAYOUT				
ELLUC Projects				
ELLUC PROJECTS 423 KIRKSTALL ROAD AIREDALE HOUSE LEEDS LS4 2EW				
t: (0113) 357 2100 info@ellucprojects.co.uk www.ellucprojects.co.uk				
Scale:	Size:	First Issue:	Drawn:	Checked:
1:100	A1	04.03.22	IC	IC
Drawing No: ELL-22006-OP-L-140				