



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 compliant with the contents and requirements of the site investigation report below work starts. The Contractor is to comply in all respects with current building regulations, British Standard Specifications, Building Regulations etc. whether or not specifically noted on the drawing.

The drawings are not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure shall be investigated by a suitably qualified person. Any areas of ground shown to be unsuitable for the proposed structure shall be investigated by a suitable report. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical report. 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 5 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.

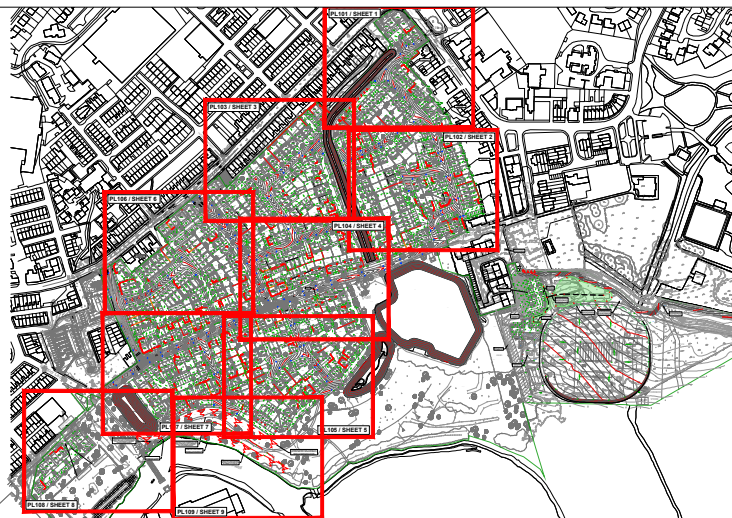
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GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual site conditions to be reported immediately to the engineer prior to commencement of works.

EXTERNAL WORKS & FEATURES NOTES

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the client.
- Extents of illustrated retaining structures, exposed brickwork below DPC, tanking, and double DPC's are shown as indicative only and may vary due to site conditions.
- Retained heights shown are indicative and may vary along the length of feature.
- All 'Tut' path or drive gradients shown must provide suitable cross-fall (1:40) to ensure drainage of any surface water.
- All plots have been designed to Part M (Category 1) requirements unless we have been directly instructed by our client, any plots that fail to meet the necessary requirements should be reported to the engineer immediately prior to construction.
- Any additional Part M requirements (i.e. Category 2 or Category 3) must be confirmed to the engineer in writing prior to commencement of any construction works.
- All proposed shed levels are based on garden gradient illustrated and may vary due to site conditions.
- All new garden gradients are approximate and may vary due to site conditions.
- The contractor is to ensure that all proposed banks do not have any effect on surrounding infrastructure or buildings regardless of whether they are proposed or existing.
- The contractor is to ensure that all proposed parking bays / access paths are built to the correct dimensions. Any retaining features that breaches the required dimensions must be reported to the engineer immediately.



External Levels & Features Legend:

Proposed Levels	External Works
00.00 Proposed Finished Floor Level	450bdpc Proposed Exposed Brickwork (millimeters below damp proof course)
00.00 Proposed Garage Floor Level	450tank Proposed Tanking (millimeters above damp proof course)
50.00 Proposed External Spot Level	450RW Proposed Masonry Retaining Wall
1:20 Proposed Fall Direction & Gradient	min gradient = 1 in 6 max gradient = 1 in 3
General	Proposed Steps
Development Boundary	DDPC Double Damp Proof Course
Proposed Road Gully	

D	Levels amended to suit latest layout & levels shown for compensation area.	31/07/24	LJ
C	Levels lifted where possible to increase fill volume, roads & levels amended to suit latest layout.	27/10/23	LJ
B	Latest planning layout inserted.	10/02/23	LJ
A	External levels amended to suit amended planning layout & client comments.	20/01/23	LJ
-	First issue	12/12/22	LJ

Rev.	Description	Date	By
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Drawing Status

PLANNING

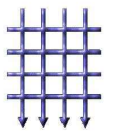
Please note while these drawings may be used for tender purposes, drawings are subject to the Client approval as part of ongoing consultations and design checks. Amendments may therefore be requested.

Client

MORRIS

Project
Papermills, Bury,
Lancashire

Title
External Levels & Features
Layout Plan - Sheet 1 of 9



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Scale	A1 @ 1:250	Drawn	LB
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