



KEY

ACO

PROPOSED ACO DRAIN

SEPT. SLAB

PROPOSED SPLIT SLAB

0.15m UB

PROPOSED UNDER BUILD (BRICKWORK COURSES)

1.00m RET

PROPOSED RETAINING WALL TYPE AND FINISH TO HIVE HOMES SPECIFICATION

0.075m TK

PROPOSED TANKING

PROPOSED BATTER SLOPE

1:50

PROPOSED GRADIENT

G

PROPOSED GULLY

ROAD (CONTOURS 0.5m)

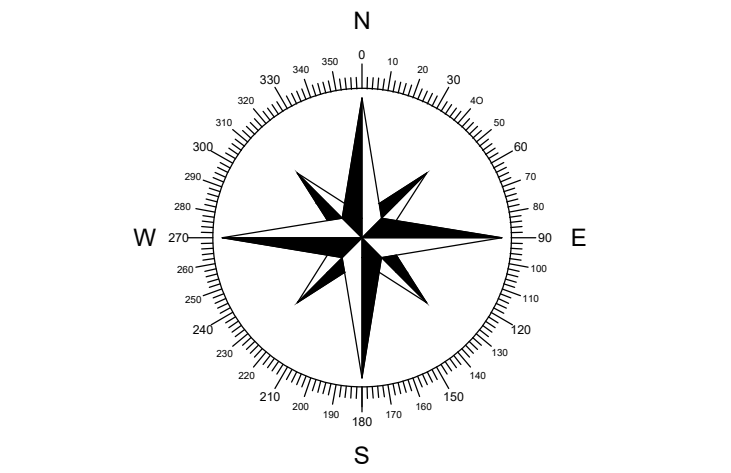
ROAD (CONTOURS 0.1m)

36.850

PROPOSED LEVEL

1 STEP

PROPOSED STEPS



- NOTES:
- ALL PRINCIPLE ACCESS POINTS TO EACH PLOT SHALL BE PROVIDED WITH A LEVEL ACCESS IN ACCORDANCE WITH PART M OF THE BUILDING REGULATIONS.
 - BUILDING CONTROL SHOULD REVIEW THE DRAWINGS AND CONFIRM ACCEPTANCE OF ANY PROPOSED STEPS OR SLOPES TO PRINCIPAL ACCESSES AHEAD OF ANY SITE WORKS COMMENCING TO ENSURE PART M COMPLIANCE FOR EACH PLOT.
 - MAXIMUM GARDEN GRADIENT 1 IN 10.
 - MAXIMUM DRIVEWAY GRADIENT 1 IN 12.
 - MAXIMUM GRADIENT OF BATTERS 1 IN 3.
 - RUNOFF FROM PRIVATE SURFACES SHALL NOT DISCHARGE ACROSS THE PUBLIC HIGHWAY. GULLIES OR CHANNELS SHALL BE PROVIDED AS APPROPRIATE TO PREVENT THIS.
 - DEVELOPER TO CONFIRM WHERE ADDITIONAL CHANNEL DRAINS AND/OR GULLIES SHOULD BE INSTALLED WHERE RAINFALL MAY RUNOFF TOWARDS PLOTS.
 - ALL EXTERNAL WORKS FEATURES SHOWN ARE INDICATIVE TO HIGHLIGHT LEVEL DIFFERENCES AND DRAINAGE REQUIREMENTS IN THOSE LOCATIONS. THE FULL EXTENT AND CORRECT LOCATION OF SUCH FEATURES MAY BE DIFFERENT TO WHAT IS SHOWN IN THE DRAWING AND MAY NEED TO BE ADJUSTED TO SUIT THE SITUATION ON SITE. FEATURES SHOWN IN THIS DRAWING DO NOT CONSTITUTE SETTING OUT.
 - FOR DETAILS OF RETAINING WALLS AND THEIR SETTING OUT REFER TO DETAILED DRAWINGS.
 - PROPOSED RETAINING WALLS SHOULD BE SET OUT ON SITE WITH HEIGHTS CHECKED AND CONFIRMED PRIOR TO INSTALLATION. ANY DISCREPANCIES IDENTIFIED SHOULD BE REPORTED TO THE DEVELOPER AND EDGE PRIOR TO CONSTRUCTION WORKS COMMENCING.
 - IN SOME SITUATIONS PROPOSED RETAINING WALLS, UNDER BUILD OR TANKING MAY NEED TO TAPER IN LEVEL AND THE TAPER LENGTH IS DEPENDANT ON THE LOCATION OF THE FEATURE AND THE LEVELS BEING ACHIEVED. IF IN DOUBT ASK.
 - THE INFORMATION SHOWN IN THIS DRAWING SHOULD BE FULLY CO-ORDINATED WITH ALL OTHER DISCIPLINES AND SERVICES PRIOR TO WORKS COMMENCING.
 - THIS DRAWING IS AT PRELIMINARY STATUS AND IS NOT ISSUED FOR CONSTRUCTION. ALL EXTERNALS WORKS DESIGNS PROPOSED SHOULD BE FULLY REVIEWED AND CONFIRMED ACCEPTABLE FROM A BUILDABILITY AND COMMERCIAL STANDPOINT BY THE DEVELOPER. ANY INSTRUCTION TO BUILD FROM THESE DRAWINGS IS AN ACCEPTANCE OF THE PROPOSALS SHOWN AND EDGE TAKE NO RESPONSIBILITY FOR WORKS CONSTRUCTED FROM PRELIMINARY DRAWINGS.



SHEET LOCATION
N15

P04 16.05.24	Updated to new road levels	M.A.	R.A.
P03 24.04.24	Updated in line with site layout rev Z	A.R.	R.A.
P02 25.05.23	Updated in line with latest site layout	A.R.	R.A.
P01 02.11.22	PRELIMINARY - Issued for Information	A.R.	M.A.
Rev	Date	Description	By

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DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

Project Name

SCHOOL STREET
RADCLIFFE

Client

HIVE HOMES LLP

Designed

Drawn

Checked

Scale @ A1

A.R.

A.R.

M.A.

1:250

Drawing Title

EXTERNAL WORKS
SHEET 2

Project No.

211196

Drawing No.

211196-EDGE-XX-DR-C-1102

Revision

P04

PRELIMINARY

NOT FOR CONSTRUCTION

FILENAME

PLOT DATE

0 mm 10 20 30 40 50