



### General Notes

Architectural Site Plan  
Acanthus WSM  
4035.20.105P - Site Layout

Existing Topographical Survey  
Blue Hill topo survey 3D

- All Coordinates relate to Topographical survey coordination
- All Dimension in mm unless notified otherwise
- All Levels in mAOD in relation to Topographical survey coordination unless notified otherwise

### Residential External Works

We believe the proposed gradients meet the guidance set out in Building Regulations Part M. If the client's or DDA Consultant's requirements are more onerous Adept should be informed so alterations can be made to comply with their requirements.

Typical Gradients used:-

Paths/Patios	Ideal	Steepest	Flattest
Car Parking/Driveways	1/21-1/60	1/12	1/80
Gardens/Landscaping	>1/21	1/10	N/A

All levels around dwellings have been designed with level access to all elevations unless noted with overbuild which is measured from FFL to proposed external levels. Facing brick

work will need to be extended down in overbuild areas to ensure engineering bricks or blocks are not visible.

Levels fall away from the dwellings

Retaining Wall Types:  
 FOE = Flag on Edge (0-450mm)  
 GB = Gravel Board (0-600mm)  
 GAB = Gabion Wall (>600mm\*)  
 RW = Brick Retaining Wall (450-1500mm\*)  
 RC = Reinforced Concrete Wall (>1000mm\*)

\* heights shown are typical and certain wall types may not be suitable due to location, loading and ground conditions & Boundary Treatment type

### Do Not Scale

DESIGN REVIEW			
Design review by:	**	Checked by:	**

Residual hazards:

**Health, Safety & Environmental Notes**

### NOTES

**Key:**

- Land Ownership Boundary
- Retention <600mm - Flag on Edge Type 2a & 2b (FOE)  
Note: Not to be used within Vehicle influence zone
- Retention <600mm - Flag on Edge Type 2c & 2d (FOE)  
Note: Can be used within Vehicle influence zone
- Retention <600mm - Gravel Board Type 1a, 1b & 1c(GB)  
Note: Not to be used within Vehicle influence zone
- Retention <1500mm - Cavity Filled Wall Type 3E/4E/5E Retention  
Note: Not to be used within Vehicle influence zone
- Retention <1500mm - Cavity Filled Wall Type 3F/4F/5F Retention  
Note: Can be used within Vehicle influence zone
- Retention >1500mm - Retaining Wall Type 4a & 4b
- Retention Contiguous Piled Wall
- Retention Redi-Rock Wall or similar wall type to Highways approval
- Underbuild
- Overbuild
- Banking
- Contours, Minor (0.1m)
- Contours, Major (0.5m)
- Phase 2 Banking Extents
- 256.700m Proposed Spot Elevations
- 256.700m Existing Spot Elevations
- Gabion Wall

Date	Description	By	Chk	Rev
09.05.23	Contig Wall removed from plots 61-64	OCB	JS	P9
28.04.23	1:3 Banking introduced to the rear gardens of plots 61 - 64 and updated site layout added to drawing	OCB	JS	P8
19.04.23	Drawing updated following comments from client	OCB	JS	P7
13.04.23	Drawing updated following comments from client	OCB	JS	P6
06.04.23	Updated following comments from client	OCB	JS	P5
10.02.23	Levels / FFLs updated to suit new road vertical alignment	JZG	JS	P4
07.10.22	Updated following layout change	RLP	JS	P3
19.08.22	FFL for 70, 78, and 79 amended	RLP	JS	P2
15.06.22	Initial Issue	RLP	JS	P1

## ADEPT

CIVIL AND STRUCTURAL CONSULTING ENGINEERS

Web: www.adeptcsce.com  
 Email: info@adeptcsce.com  
 Tel: 0113 239 4518 (Leeds)  
 Tel: 0161 974 3620 (Manchester)

Originating Office  
 1312 Mills, Sunny Bank Mills,  
 Farsley, Leeds, LS28 5UJ

Project  
**Blue Hills Farm, Birkenshaw**

Title  
**External Levels Phase 1, Sheet 2 of 2**

Client  
**Vistry Partnerships**

Scale @ A1	Initial author	Initial checker	Approver	Initial Date
1:250	RLP	JS	RP	Jun 22

Status	Purpose	Adopt Ref
S2	Preliminary	09.21011

Project Number Originator Volume Level Type Role Drg. No. Rev.  
09.21011-ACE-00-ZZ-DR-C-3201 P9

