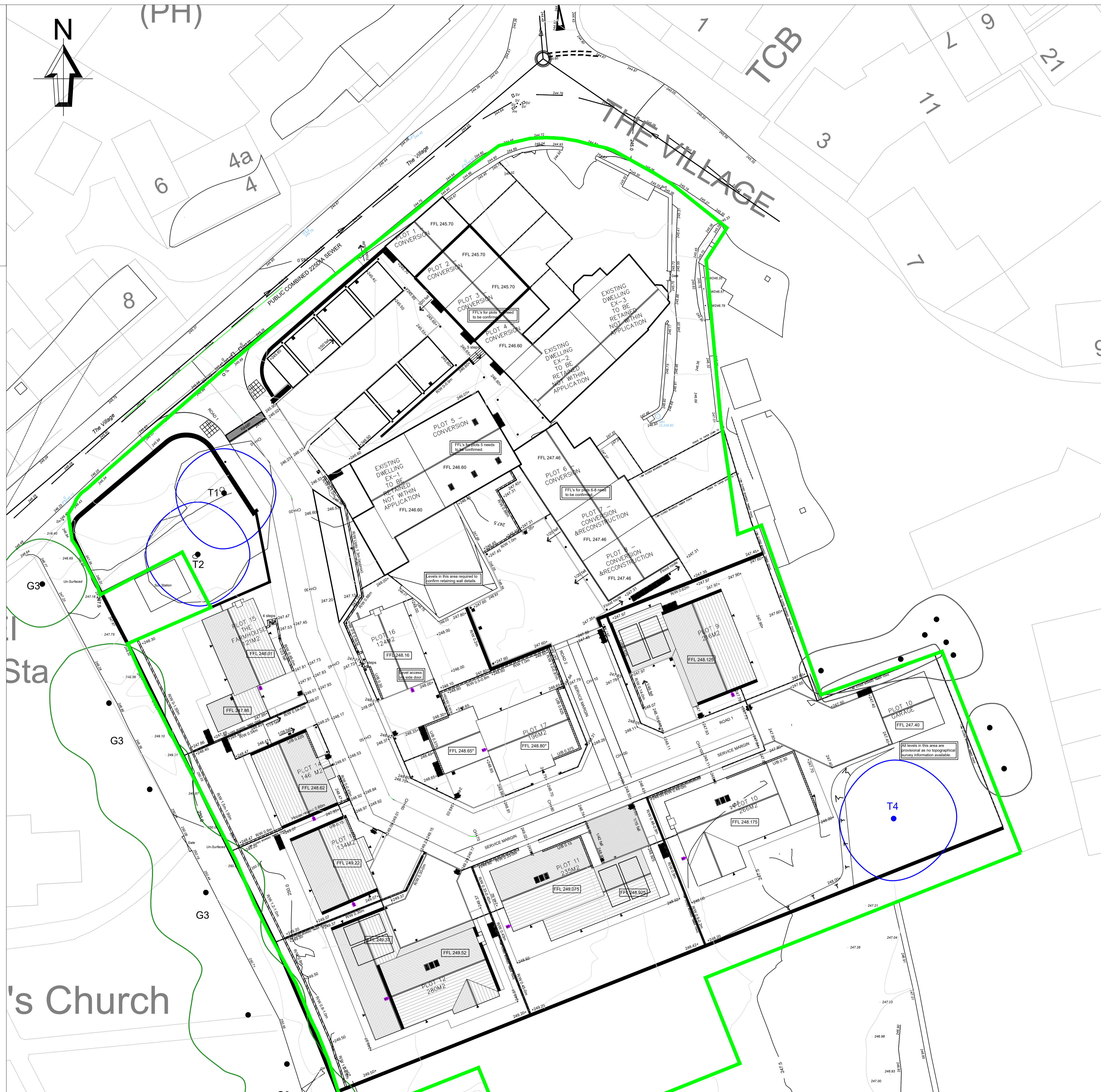


EXTERNAL WORKS KEY	
	Proposed spot level
	Existing spot level
	Retaining wall with retained height in metres Retaining walls with a retained height of over 0.6m must be fitted with a barrier if pedestrian access is available to the high side to avoid falls, as per the Building Regulations. Retaining wall types and structural design to be by competent professional to Building Regulations.
	External steps External steps to have maximum rise 220mm and minimum going 220mm. Steps to be reasonably uniform. Total rises over 0.6m should have a hand rail, as per the Building Regulations.
	Under build with minimum height in metres
	Graded embankment slope 1:3 unless shown otherwise
	Average gradient to driveway / footpath
	Average gradient to garden.
	Finished floor level.
Contours shown as existing contours	



1	First Issue for approvals	17/11/23	
Checked	Rev #	Description	Date
Client			
Radcliffe Developments (Farnley) Ltd			
Job Title			
YEW TREE FARM FARNLEY TYAS			

BRIGHT YOUNG The Media Centre, 7 Northumberland Street, Huddersfield, HD1 1RL
 Email: info@brightyoung.co.uk
 Web: www.brightyoung.co.uk
 Consulting Limited Tel: 01484 487950
 Fax: 01484 603519

Drawing Title
HIGHWAYS AND DRAINAGE
EXTERNAL WORKS

Scale 1:250 @ A1	Date NOV 2023	Drawn HM	Checked JB
Drg No. 4011/117			Rev 1