Stantec

Stantec UK Limited
2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle upon Tyne
Newcastle upon Tyne
NE13 9BA
Tel. +44 (0)1912 302993
www.stantec.com/uk

Copyright Reserved

The Copyrights to all designs and drawings are the property of Hydrock Consultants Ltd. Reproduction or use for any purpose other than that authorised by Hydrock is forbidden.

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Hydrock without delay.

Colour Disclaimer

This drawing has been documented in colour. This drawing is required to be printed in colour. Failure to do so may result in loss of information. Black and white printing may be used if specific black and white documents have been obtained from Stantec.

External Works Key

Retaining wall (retained height shown). (edge protection required over 600mm ht)	RW 0.45m
Flag On Edge. Maximum retained height 0.4m. Not to be constructed supporting driveways or highways	FOE
Tanking to specialist details	
Engineering / Facing Brickwork to be shown below FFL	0.375m EXPOSED BWK BELOW FFL
Steps to paths - 300mm Going 150mm Rise (Handrails required to heights over 600mm)	6 Steps
Proposed Finished Floor Level	FFL 157.85
Proposed Ground Level	154.749
Existing Ground Level	154.749
Proposed Garden / Drive Gradient	1:40
Proposed Engineered Batter / Embankment (1:3 Grad Max unless notes otherwise)	
Proposed Finished Road Levels	157.00 / 156.95

Issued/Revision	By	Appd	
P03 LAYOUT UPDATED. FFL'S PLOTS 05-07 AMENDED	NW	-	15.09.2025
P02 DRAWING NUMBER CHANGED	JF	MP	04.07.2025
P01 INITIAL ISSUE	JF	MP	20.04.2025
	JF	MP	20.06.2025
	Dwn.	Chkd.	DD.MM.YYYY

Issue Status

S2 - FOR INFORMATION

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

Client/Project Logo

thirteen
Managing and building homes

Client/Project

THIRTEEN GROUP

HIGHMOOR LANE, CLECKHEATON

Title

EXTERNAL LEVELS PLAN, SHEET 2

Project No.	A1 Scale
39134	1:250
Revision	**Drawing No.**
P03	**BC0942-STA-XX-XX-D-C-2001**

Plotted: 17/09/2025 2:55:09 PM By: Thomas, Martin
File: N:\3337\Business_development\39134 - highmoor lane cleckheaton\01_WIP\DR_Drawing\C\working drawings\bc0942-sta-xx-xx-d-c-2000 - external levels.pln