Stantec

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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	156.769
Existing Ground Level	156.769
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	DD.MM.YYYY
P04 SITE LAYOUT UPDATED. VISIBILITY SPLAYS ADDED	JF	MP	10.12.2025
P03 LAYOUT UPDATED. FFL'S PLOTS 05-07	MP	-	15.09.2025
P02 DRAWING NUMBER CHANGED	JF	MP	04.07.2025
P01 INITIAL ISSUE	JF	MP	20.06.2025

Dwn.	Dsgn.	Chkd.	DD.MM.YYYY
JF	JF	MP	20.06.2025

Issue Status

S2 - FOR INFORMATION

This document is suitable only for the purpose noted above.
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Client/Project Logo

thirteen
Managing and building homes

Client/Project

THIRTEEN GROUP

HIGHMOOR LANE, CLECKHEATON

Title

EXTERNAL LEVELS PLAN, SHEET 1

Project No. 39134

A1 Scale 1:250

Revision P04

Drawing No. BC0942-STA-XX-XX-D-C-2000