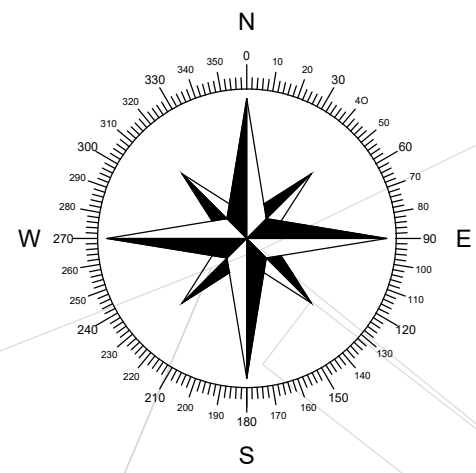
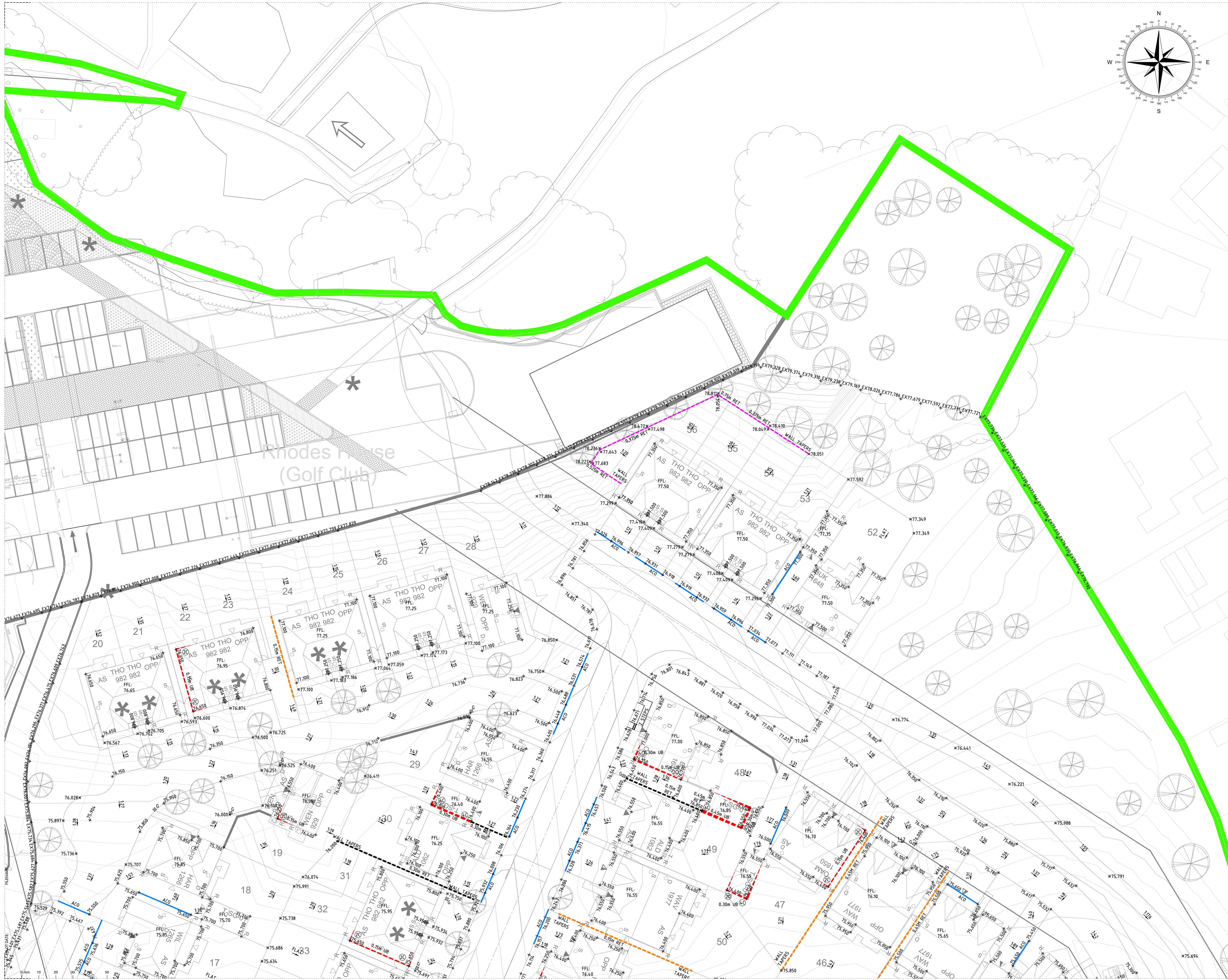


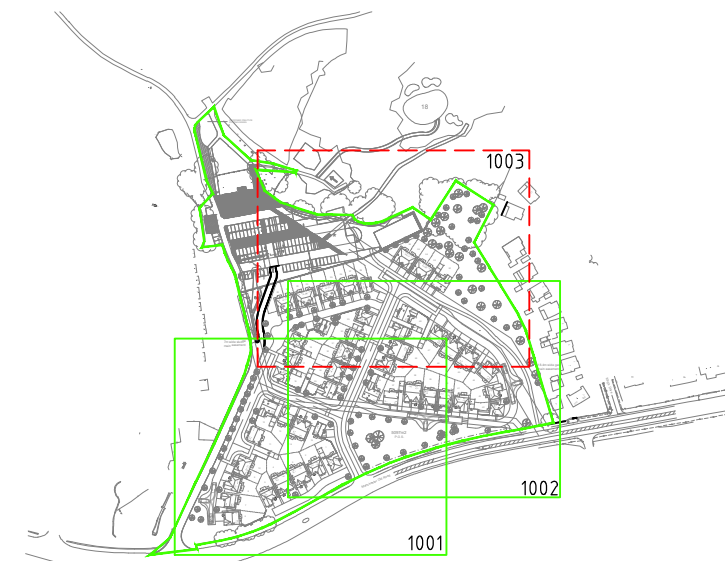


NOTES:

1. ALL PRINCIPLE ACCESS POINTS TO EACH PLOT SHALL BE PROVIDED WITH A LEVEL ACCESS IN ACCORDANCE WITH PART M OF THE BUILDING REGULATIONS.
2. 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.
3. MAXIMUM GARDEN GRADIENT 1 IN 12.
4. MAXIMUM DRIVEWAY GRADIENT 1 IN 12.
5. MAXIMUM GRADIENT OF BATTERS 1 IN 3.
6. RUNOFF FROM PRIVATE SURFACES SHALL NOT DISCHARGE ACROSS THE PUBLIC HIGHWAY. GULLIES OR CHANNELS SHALL BE PROVIDED AS APPROPRIATE TO PREVENT THIS.
7. DEVELOPER TO CONFIRM WHERE ADDITIONAL CHANNEL DRAINS AND/OR GULLIES SHOULD BE INSTALLED WHERE RAINFALL MAY RUNOFF TOWARDS PLOTS.
8. 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.
9. FOR DETAILS OF RETAINING WALLS AND THEIR SETTING OUT REFER TO DETAILED DRAWINGS.
10. 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.
11. 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.
12. THE INFORMATION SHOWN IN THIS DRAWING SHOULD BE FULLY CO-ORDINATED WITH ALL OTHER DISCIPLINES AND SERVICES PRIOR TO WORKS COMMENCING.
13. 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.

KEY

- UB PROPOSED GULLY
- RET PROPOSED UNDER BUILD (BRICKWORK COURSES)
- RET PROPOSED MASONRY WALL RETAINER TO DUCHY HOMES SPECIFICATION AND FINISH
- RET PROPOSED GRAVEL BOARD RETAINER TO DUCHY HOMES SPECIFICATION AND FINISH
- RET PROPOSED GEOWALL RETAINER TO DUCHY HOMES SPECIFICATION AND FINISH
- ACO PROPOSED ACO DRAIN
- + 23.720 PROPOSED LEVEL
- + EX23.720 EXISTING LEVEL
- 120 PROPOSED GRADIENT
- PROPOSED BATTER SLOPE



P03	25.02.25	Updated to layout rev 49, and client comments	H.S	R.A
P02	20.12.24	Updated to layout rev 47	H.S	R.A
P01	01.02.22	PRELIMINARY - Issued for Information	H.S	R.A
Rev	Date	Description	By	CHK



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DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

Project Name NORTH MANCHESTER GOLF CLUB

Client	DUCHY HOMES		
Designed	Drawn	Checked	Scale @ A1
R.A	J.C	R.A	1:250

Drawing Title EXTERNAL WORKS SHEET 3

Project No.	210701	PRELIMINARY NOT FOR CONSTRUCTION
Drawing No.	210701-EDGE-XX-DR-C-1003 P03	