

PLANNING DESIGN

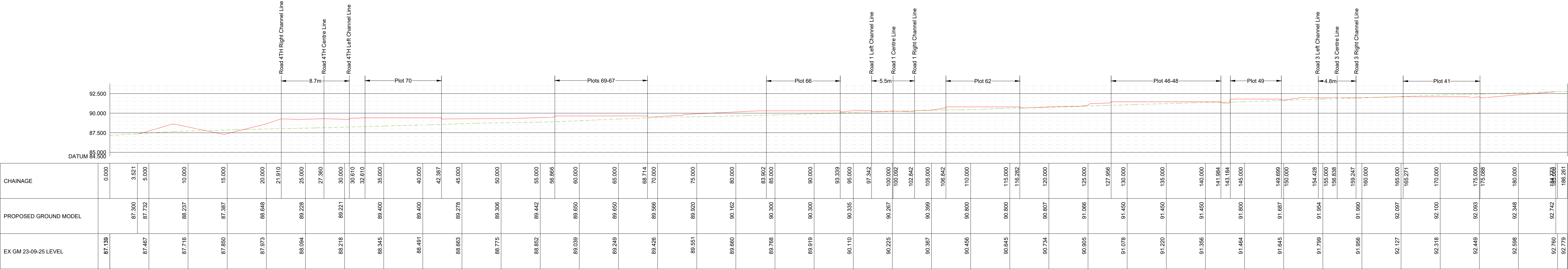
THIS DRAWING ILLUSTRATES A SKETCH PROPOSAL ONLY AND AS SUCH IS SUBJECT TO DETAILED SITE INVESTIGATION INCLUDING GROUND CONDITIONS/CONTAMINANTS, DRAINAGE, DESIGN AND PLANNING/DENSITY NEGOTIATIONS. THE LAYOUT MAYBE BASED UPON AN ENLARGEMENT OF AN OS SHEET OR OTHER SMALL SCALE PLANS AND ITS ACCURACY WILL NEED TO BE VERIFIED BY SURVEY. FULL RISK ANALYSIS UNDER CDM REGULATIONS HAS NOT BEEN UNDERTAKEN.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees / structures are to be retained they should be subject to a full specialist inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings. A suitable method of foundation is to be provided to accommodate the proposed tree planting. © This drawing is the property of Residential & Commercial Engineering Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Residential & Commercial Engineering Limited.

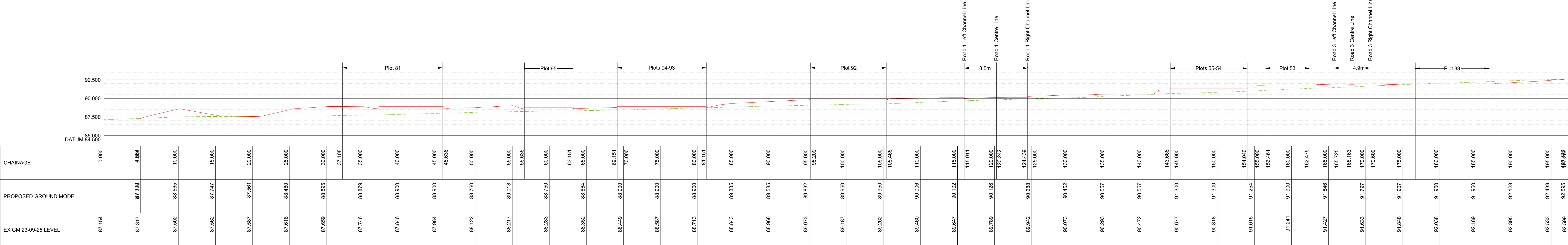
GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING.
- ALL LEVELS GIVEN IN METRES ABOVE ORDNANCE DATUM (m AOD).
- ALL OTHER DIMENSIONS IN MILLIMETRES, UNLESS OTHERWISE STATED.
- ALL SLAB LEVELS ARE +/- 475mm AND ARE SUBJECT TO DETAILED ENGINEERING DESIGN.
- ALL DRAINAGE SHOW IS INDICATIVE AND SUBJECT TO DETAILED ENGINEERING DESIGN & TECHNICAL APPROVALS.
- ATTENUATION SIZED FOR STORM RUNOFF FROM DEVELOPMENT AREAS BASED UPON INFORMATION PROVIDED.
- MAXIMUM GARDEN GRADIENT OF 1:20
- ALLOWANCES FOR RETAINING FEATURES (INCLUDING RETAINING WALLS, EXPOSED BRICKWORK, TANKING ETC) MADE AT THIS STAGE SUBJECT TO DETAILED DESIGN. SLAB LEVELS INDICATED REFLECT PROPOSED LEVEL DIFFERENCES AT THIS STAGE OF THE PRELIMINARY DESIGN.
- PART M APPROACH TO THE FRONT DOOR UNLESS IDENTIFIED DIFFERENTLY.
- NO ALLOWANCE HAS BEEN MADE TO CATER FOR SW OR FW FLOWS THROUGH THE SITE FROM OTHER AREAS.
- ALL INFRASTRUCTURE WORKS WITH REGARDS TO HIGHWAY LEVELS, S278 & S106 WORKS HAVE BEEN ASSUMED AND ARE SUBJECT TO DETAILED DESIGN.
- DEVELOPER TO REVIEW & CONFIRM THAT EACH OUTFALL LOCATION AND HIGHWAY CONNECTION HAS ALL LEGAL RIGHTS TO CONNECT TO AS INDICATED AND ALSO ENSURE THAT NO RANSOM SCENARIO OCCURS TO ENABLE EACH CONNECTION.

KEY
PROPOSED GROUND LEVEL
EXISTING GROUND LEVEL



AA



BB

