

EXTERNAL WORKS KEY	
NOTATION	DESCRIPTION
450	HOUSE TYPE REFERENCE
19	PLOT NUMBER REFERENCE
79.55	DPC LEVEL
800RW/4500DF	SPECIFIED RET WALL - WHERE <450 USE FLAG ON EDGE
4500B	SPECIFIED GRAVEL BOARD RETAINING FENCE
1/1%	SPECIFIC DRIVE/PATH/GARDEN GRADIENT
26.25	PROPOSED SPOT LEVEL
RAMP	GENERAL 1/12 RAMP TO PATHS/DRIVES
300UB	SPECIFIED UNDERBUILD BELOW NORMAL GL
2	SPECIFIED NUMBER OF STEPS
	GENERAL BATTERS
ACD/DC	ACD/DISHED CHANNEL/GULLY IN DRIVEWAYS
450 TANK	SPECIFIED TANKING

EXISTING GROUND CONTOURS SHOWN

NOTE TO GROUND WORKER

NOTE THAT WHERE PIN KERB LEVELS ARE BEING SET UP BY GROUND WORKER, REFERENCE IS TO BE MADE TO THE ADJACENT KERB AND/OR KERB RACE TO ESTABLISH LEVELS. UNDER NO CIRCUMSTANCES ARE EXTERNAL WORKS DRAWINGS TO BE USED FOR ESTABLISHING PIN KERB LEVELS. SHOULD DISCREPANCIES ARISE REFER TO GLEESON TECHNICAL FOR CLARIFICATION BEFORE PROGRESSING. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS RELATING TO ADOPTABLE ROADS AND SEWERS ARE CONSTRUCTED TO THE STANDARDS REQUIRED BY THE HIGHWAY AUTHORITY AND SEWERAGE UNDERTAKER. IF ADJACENT HIGHWAY IS NOT CONSTRUCTED, THEN PIN KERB SETTING OUT INFORMATION CAN BE PROVIDED AT EXTRA COST.

NOTE ALL PATIOS TO HAVE 25MM NOMINAL FALLS AWAY FROM THE PROPOSED DWELLING

NOTE LOCATION OF ANY LAND DRAINAGE TO BE SPECIFIED SOLELY BY GLEESON HOMES CONSTRUCTION

Revision:

**James Eaton Design Ltd**  
 Design Consultant 1992-2025  
 Development • Highways • Drainage  
 Stoneycroft, Brackenhill, Ackworth,  
 Pontefract, West Yorkshire WF7 7BG.  
 Tel. 07973 731921  
 e-mail james@jameseatondesign.co.uk

Client:  
**Gleeson Homes**  
 Site: Wakefield Road,  
 Smithies.

Title:  
**External Works :**  
 Sheet 1.

Date: Jan 2025      Scales: 1/250      Drawing No. 25/792/11040

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 e-mail james@jameseatondesign.co.uk

Client:  
**Gleeson Homes**  
 Site: **Wakefield Road, Smithies.**

Title:  
**External Works : Sheet 2.**

Date: Jan 2025 Scales: 1/250 Drawing No.: 25/792/11041

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79.55	DPC LEVEL
600W/4500DE	SPECIFIED RET WALL - WHERE <450 USE FLAG ON EDGE
4500B	SPECIFIED GRAVEL BOARD RETAINING FENCE
1/1.5	SPECIFIC DRIVE/PATH/GARDEN GRADIENT
26.25	PROPOSED SPOT LEVEL
RAMP	GENERAL 1/12 RAMP TO PATHS/DRIVES
300UE	SPECIFIED UNDERBUILD BELOW NORMAL GL
2	SPECIFIED NUMBER OF STEPS
	GENERAL BATTERS
ACO/DC	ACO/DISHED CHANNEL/GULLY IN DRIVEWAYS
450 TANK	SPECIFIED TANKING

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**A1**

Client:  
**Gleeson Homes**

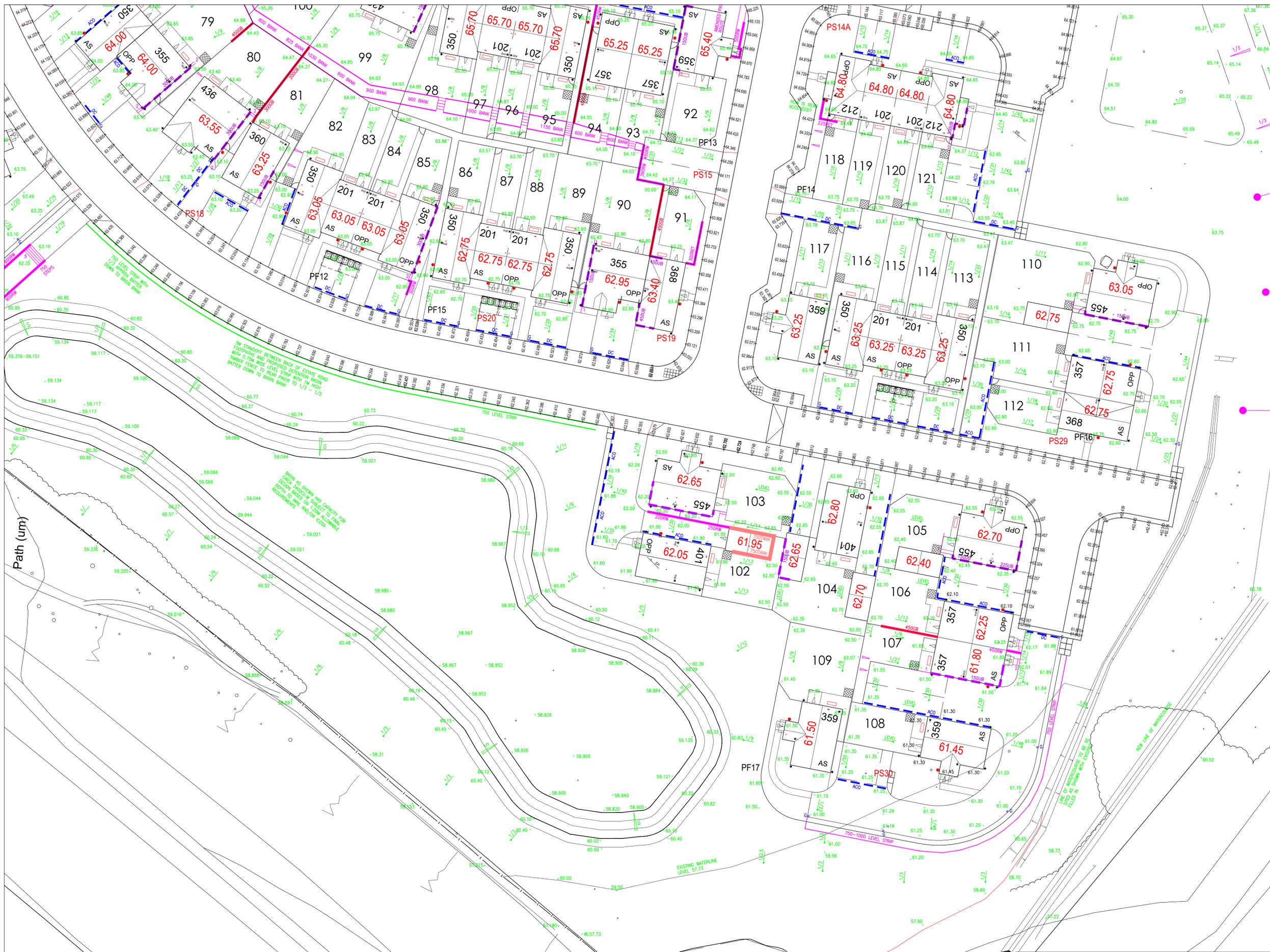
Site:  
**Wakefield Road,  
 Smithies.**

Title:  
**External Works :  
 Sheet 3.**

Date: Jan 2025      Scales: 1/250      Drawing No.: 25/792/11042

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Client:  
**Gleeson Homes**  
 Site: **Wakefield Road, Smithies.**  
 Title:  
**External Works : Sheet 4.**

Date: Jan 2025 Scales: 1/250 Drawing No.: 25/792/11043

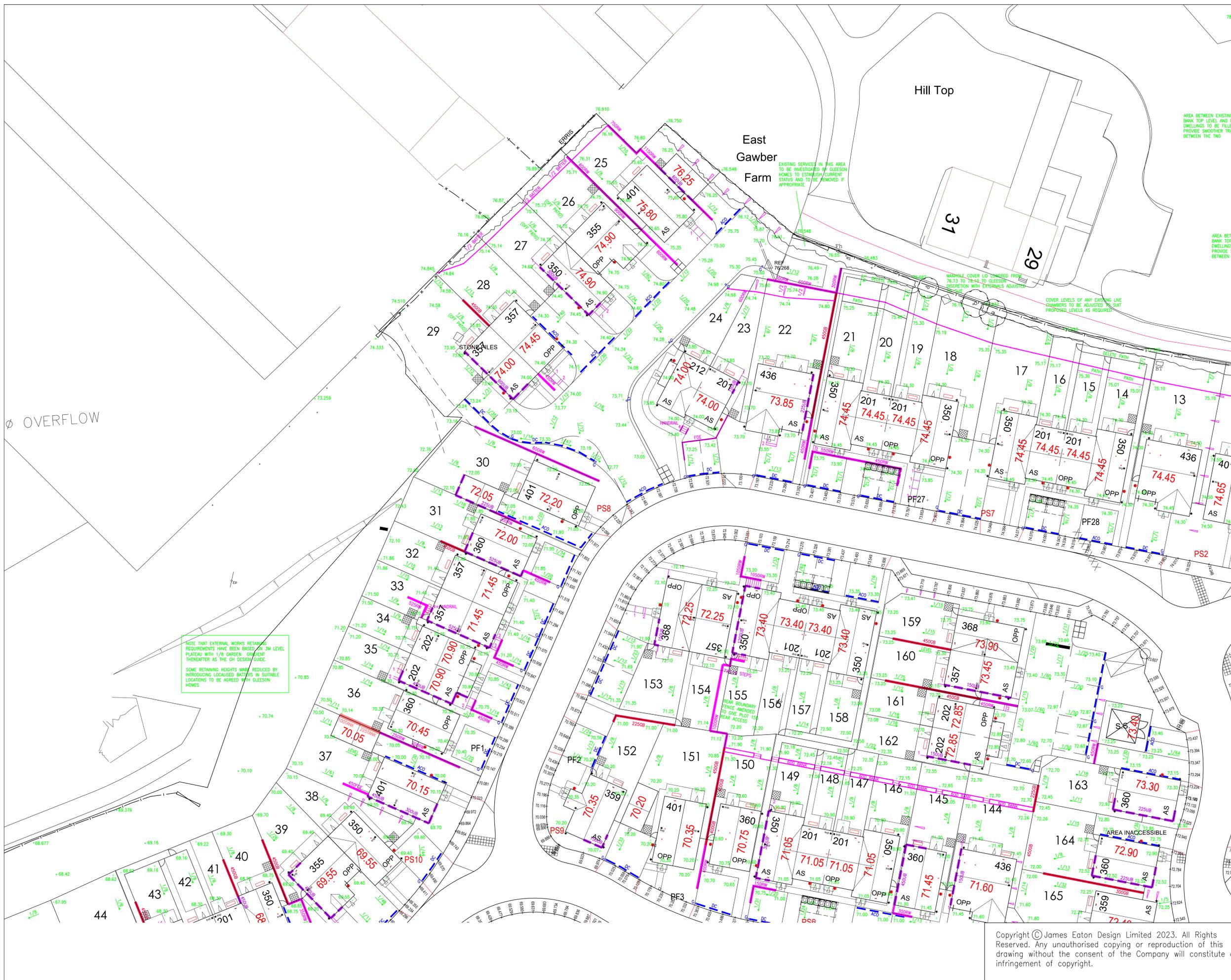
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NOTE THAT EXTERNAL WORKS RETAINING REQUIREMENTS HAVE BEEN BASED ON 3M LEVEL PLATEAU WITH 1/8 GARDEN GRADIENT THEREAFTER AS THE GH DESIGN GUIDE.

SOME RETAINING HEIGHTS MAY BE REDUCED BY INTRODUCING LOCALISED BATTERS IN SUITABLE LOCATIONS TO BE AGREED WITH GLEESON HOMES

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**A1**

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**Gleeson Homes**  
 Site: Wakefield Road,  
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**External Works :**  
 Sheet 8.

Date: Jan 2025      Scales: 1/250      Drawing No. 25/792/11047

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