

Oustanding Input / Coordination Notes:

Substation TBA by utility provider

KEY

- Soft landscaping existing topography with localised levelling to meet new areas. refer to landscape architect information
- Planting area TBC by Root3
- New hedge. refer to landscape architect information
- Tree Canopy existing
- Tree Canopy new
- Root Protection
- Proposed flag paving type 1 (circulation paths) TBC
- Proposed flag paving type 2 (Patios/Terraces) 450X450X50mm Saxon Buff by Marshalls
- Timber fence 1800mm high
- Low level stub plinth wall TBC by S.E.
- Metal railing
- Glass railing
- Existing wall to be retained and refaced with brickwork and capped with stone coping. Refer to S.E details. Note: S.E. to confirm if new wall is required.
- Proposed wall with kerb detail and to be capped with stone coping TBC
- Proposed wall with vehicle barrier. Refer to S.E. detail
- Proposed retaining wall forming level difference between new car park and resident's gardens in accordance with accompanying S.E. details
- Bitmac surface
- Gravel margin to perimeter of building
- Storm water attenuation tank - TBC if required
- SIGN 'D' B1'13
22.77
Existing site level (m)
22.77
Proposed site level (m)
Building and trees demolished/ removed
- EC Electric charge point TBC
- Drainage - channel Drain
- Drainage - gully drain
- Refer to Toppings S.E. drawing for drainage information and land drain locations
- Drop kerb TBC
- Kerb
- WT External water tap TBC
- Line of stepped slab TBC by S.E.
- Salvaged Engraved Stone to be set into the soft landscaping at a 45 degree angle



Engraved Stone, Salvaged from the existing building

For duct routes please refer to dwg. NE 2473-4-AC-012

Survey Stations

Stations	Easting	Northing	Level
J1	434201.754	406691.433	122.641
J2	434262.844	406715.516	118.632
2	434145.857	406694.726	126.328
3A	434241.697	406586.126	123.333
4B	434258.927	406602.888	121.144

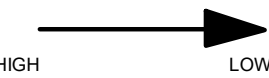
Building Levels

SSL Level -01 = 117.055	FFL Level -01 = 117.275
SSL Level 00 = 119.905	FFL Level 00 = 120.200
SSL Level 01 = 122.905	FFL Level 01 = 123.007
SSL Level 02 = 125.605	FFL Level 02 = 125.407
SSL Level 03 = 128.305	FFL Level 03 = 128.407
SSL Level 04 = 131.005	FFL Level 04 = 131.107

SSL Valley Roof Level = 131.055

For other survey station not shown in view
extent please see existing topographical survey

Spot Slopes
Fall arrow shows the direction of fall



I Updated in line with Planning Officers Comments	19.12.19	JRK	PJW
H Salvaged Engraved Stone position indicated on plan	27.11.19	JRK	PJW
G Addition of tree trunks and tree to entrance area.	10.10.19	JRK	PJW
F Updated for Stage 4 Design Review	23.07.19	TK	PJW
E Issued for Stage 4 Review Meeting	19.07.19	OT	PJW
D Rework External Lighting Scheme indicated on plan.	12.07.19	JRK	PJW
C Issued for Stage 4 Design Review	25.06.19	JRK	PJW
B 1. General drawing updates for S4 issue.	07.05.19	JMK	ZH
A 1. Updated following Darren Staff's level information and Mc&S Changes	01.05.19	JMK	ZH

DATE; DRAWN; CHECK

CLIENT	McCarthy & Stone NE
PROJECT	M&S Berneslai Close, Barnsley
TITLE	Proposed Site Plan - External Works
PROJECT NO.	017146
DWG NUMBER	NE 2473-4-AC-012
REVISION	I
STATUS	Technical Design
SCALE	As indicated @ A1
DATE	09/12/19
DRAWN BY	JRK
CHECKED BY	PJW

Site Plan - External Works
1 : 200

Note: proposed external finished levels as shown thus are to be adhered to on-site. Maximum civil engineering tolerance to be no greater than 25mm for any level.

