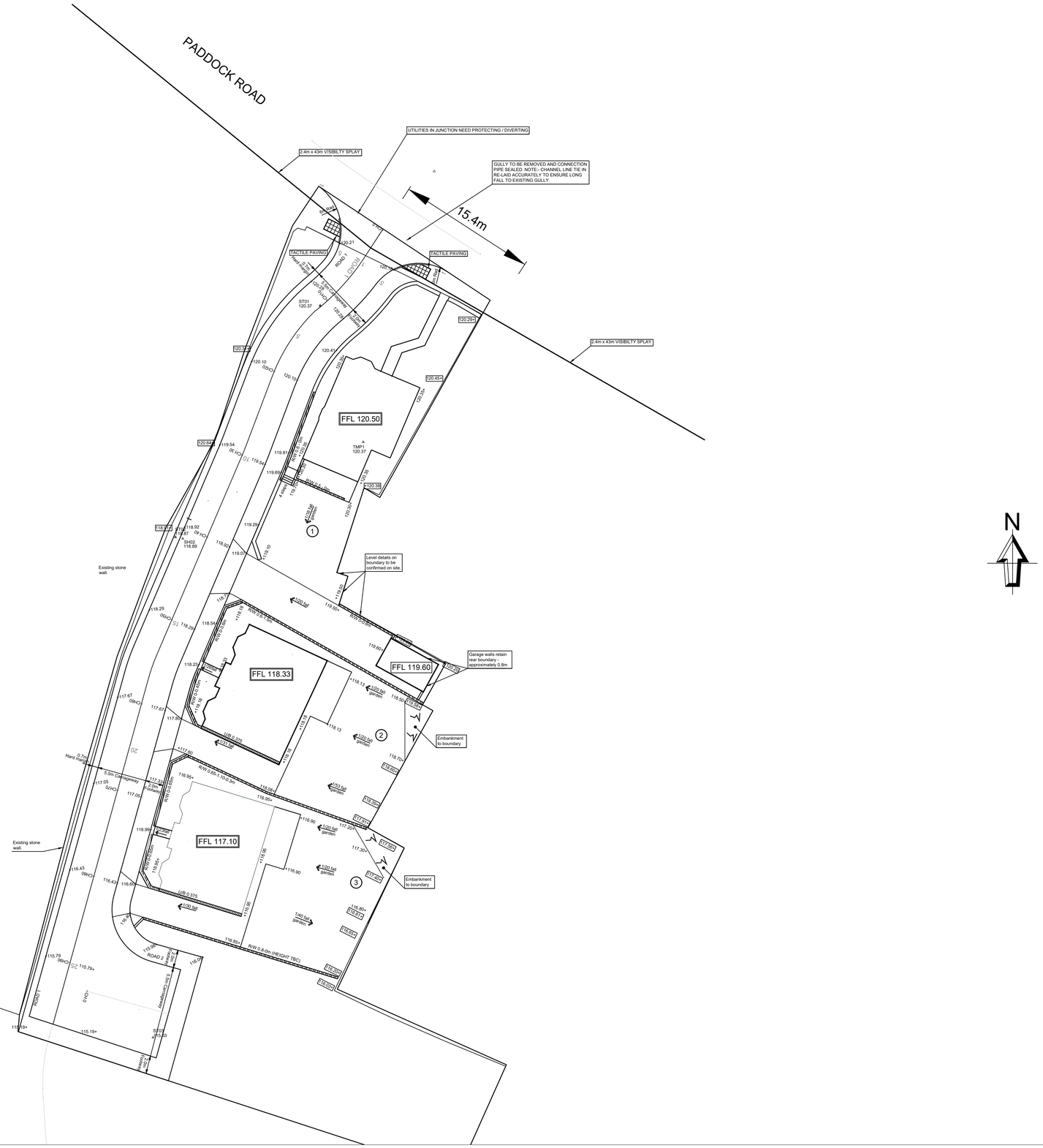
EXTERNAL WORKS KEY

160.70+	Proposed spot level
+160.40	Existing spot level
RW 0-0.75	Retaining wall with retained height in metres
UB 0.40	Under build with minimum height in metres
	Graded embankment slope 1:3 unless shown otherwise
1/10 fall	Average gradient to driveway / footpath
1/10 fall garden	Average gradient to garden. If none shown garden less than 1/20 fall.
FFL 20.20	Finished floor level.
	Contours shown are existing contours

NOTE: The proposed wall boundary with the proposed adoptable access road will have some retaining sections, both retaining the back of footway and the private curtilage.



NOTES

1. The invert level of the public sewers should be determined prior to drainage works starting on site and on site inverts confirmed as satisfactory for connections.

2. Connection to public sewers requires the approval of Yorkshire Water.

3. Work within the highway requires the consent of Barnsley Council.

4. Adoptable sewer works all to be to Yorkshire Water requirements.

5. All highway works to be to BMBC requirements.

6. A linear drain is required across the driveways at the highway boundary to prevent water entering the highway.

7. The following safety hazards remain after design and should be considered during construction
- The sewer connection(s) may be at depth.
- Proposed sewers will be at depth and require specialist construction.
- Construction work close to a public highway (road and footway).
- Utilities exist within the footway crossing area to the site.
- Utilities are also likely to exist in the:- footway/verge/highway/on site.

REV	DETAILS	DATE
C	Updated for revisions to plots 2 and 3.	19/10/21
B	Driveways amended to 3.3m. Position of plots 2 & 3 amended to suit new driveway width.	20-03-21
A	First issue for approvals	20-01-21

SCALE = 1:250 @ A1

HM DESIGN

CHARTERED CIVIL ENGINEER

HM Design
10 The Green
York
YO26 5LR

07919 031289

Client
RICHARD BELL

Drawing Title
EXTERNAL WORKS

Site Address
Woodview Farm
Paddock Road
Staincross
Barnsley S75 6LG

Drawn HM	Checked HM		
Drg.No. YH753/10C	Date 20/01/2021		