IF IN DOUBT - ASK

External Levels Key

27.652	Survey Levels
27.35	Back of footpath or channel levels (as designed)
28.55	Proposed Finished Floor Levels
+28.40	Proposed Finished Levels. Levels at kerbs are to channel lines.
150 FOE	0-450mm Flag On Edge Retention required Height in mm (unless nominal)
750 Ret	+450mm Retention required. Height in mm (unless nominal)
150 Ub.	Underbuild & Height
	Double Damp Indicative only - To be to client specification
Aco.	Aco Drain
G	Private Gully
1/21	Indicative falls with gradients for information only. Gradients to be checked on site for compliance with part 'M' (max. 1 in 15) prior to finalising External Levels
S	Step 1.2m x 0.9m Level landing to front access of plot
+26.560	Level from threshold step



Notes

This drawing is to be read in conjunction with the construction (Design and Management) regulations 2015.

1. This drawing is to be read in conjunction with:- Lees Roxburgh drawing series 6710, architects and designers drawings and details.

2. Construction details to be in accordance with Manchester City Council's design guide - housing, industrial and estate roads'.

3. The contractor shall comply with the following:-
a. All operations should be carried out in accordance with the general health and safety policy of Bellway Homes Ltd and all relevant health and safety legislation.
b. The local authority and service companies are to be notified prior to commencement of work on site.
c. Prior to construction the actual positions and depths of services likely to be affected by the works should be established by means of hand dig in close liaison with the service companies. the contractor shall immediately advise Lees Roxburgh of any services exposed which may affect the design.
d. The location and depth of any services/apparatus shown is approximate only and has been based on plans received from the statutory undertakers.
e. Lees Roxburgh ltd do not accept any responsibility for the accuracy of this or any other drawings which indicate the position and/or depth of services/apparatus.
f. The contractor must contact the relevant statutory undertakers and be in possession of the latest available drawings from the statutory undertakers which shows details of their services/apparatus.

4. All sewerage works to be in accordance with the "Sewers for Adoption" 6th edition and United Utilities standard details.

5. Lees Roxburgh's appointment is restricted to the design of the permanent civil/structural works only and have no site role. the contractor is thus entirely responsible for compliance with the health and safety at work act. He shall be specifically responsible for all temporary works and for the stability of the affected land and structures.

6. For legal site boundary see deeds plans in possession of client.

7. All dimensions shown are in metres unless indicated otherwise.

8. The private works element of the layout, including any levels shown, remains subject to amendment as development progresses and should therefore be treated as indicative only. This drawing must therefore be used for adoptable works purposes only and reference must be made to the relevant external levels, private drainage and setting-out drawing for private works details.

Rev	Revision	By	Date
A	Revised to suit raised levels.	AN	08.04.25

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Pitsford Road
Manchester

External Levels Layout
Sheet 2 of 3

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Job No.	Drawing No.	Revision.
6710	03-01-02	A

Scale 1:250 @ A1 | Date December 2024

Drawn By	Designed By	Checked By
AN	AN	-

The details provided on this drawing are subject to comment by all the relevant approving authorities. Until such time as all comments have been received and incorporated onto the drawings, all the information provided and associated costings, are used at Bellway Homes Ltd risk and no liability will be accepted by Lees Roxburgh Ltd. Scheme based on Bellway Homes layout received 05-11-24