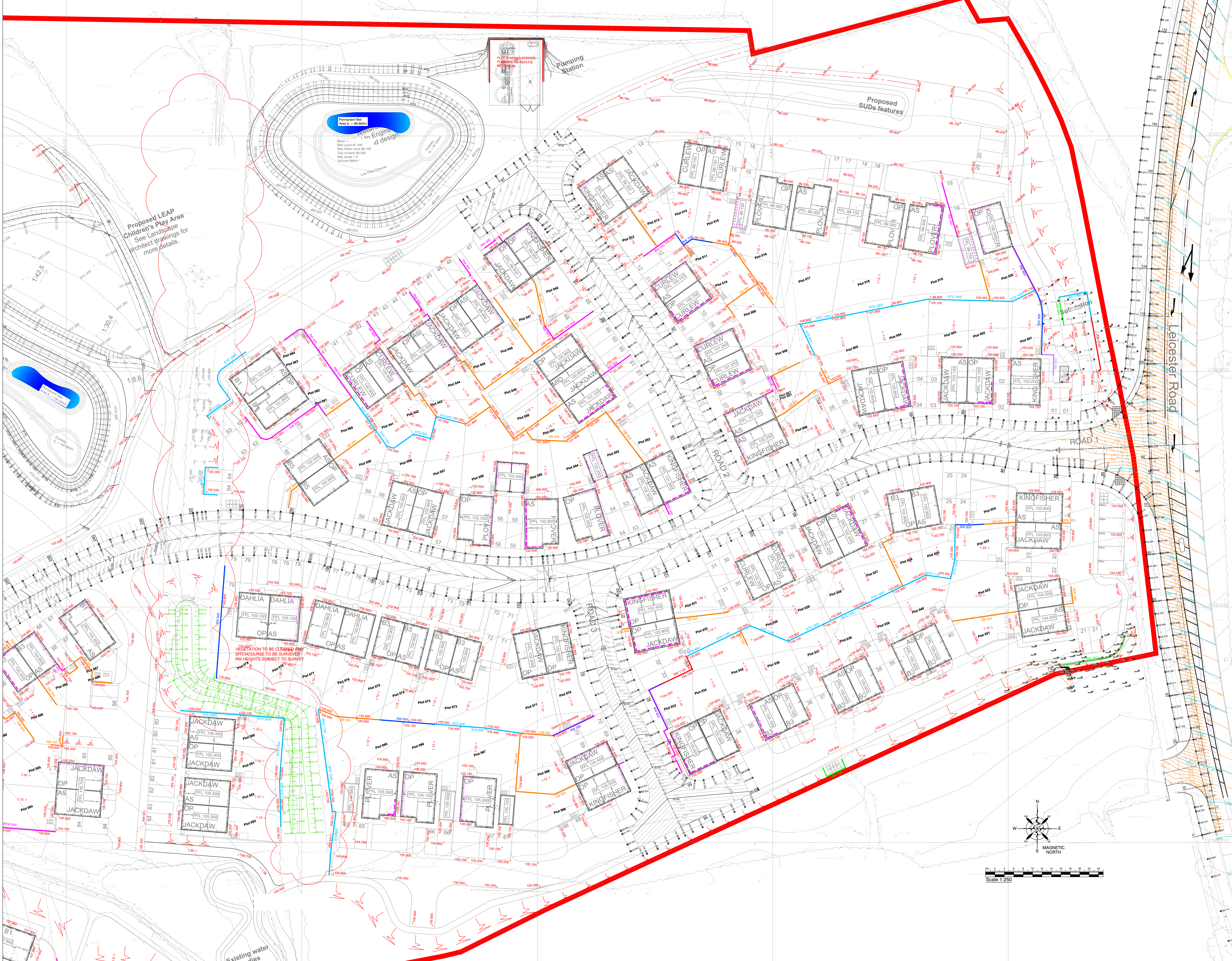




Notes

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Drawings must not be scaled. Work to figured dimensions only.

- Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be reported and reported to the Engineer immediately.
- Design is subject to Building Regulation, Sewage Undertaker and Highways Department approval.
- Before work commences contractor should consult the Engineer and the S.I. report regarding any contamination. At necessary Health and Safety measures to be taken.
- All subgrade structures and unconsolidated material, within the construction width of the highway, are to be removed.
- Color levels for manholes are approximate only and should be adjusted to meet surrounding levels.
- The developer shall take CBR test of road formation levels and results to be made available to the Engineer for approval.
- Approved weedkiller to be applied as recommended to lowway formation and sub-base. Application by trained operative wearing PPE and complying with COSHH requirements.
- Any soft spots discovered after ground roling shall be removed and replaced with suitable engineering fill.
- The surface tolerances to the sub base layer thickness should be no more than +5mm or -30mm.
- New road levels to be in smoothly with existing road. Levels to be confirmed prior to construction and reported to the Engineer.
- Tarmac road construction to comply with BS EN 13018. Threshold drainage is required where levels fall towards a building entrance.
- Architect to confirm if not required.
- Yard Gully positions are indicative and should be adjusted on site to suit proposed levels.
- All gully positions to suit low points and to be trapped.
- Drainage channel detailed design to be undertaken by manufacturers.

Trees Protection

- In order to protect trees, a protection zone should be set-up around each tree (i.e. fencing) before starting construction work. Extent of protection zone needs to be agreed with Local Authority Tree Officer.
- Careful planning and communication with LA Tree Officer, landscape designers and contractors prior to works, to reduce tree damage.
- Must adhere to British Standard BS5837: 2004.

EXTERNAL WORKS KEY

PROPOSED LEVEL
F.F.L 50.300
PART M ACCESS
EXPOSED BROOKWORK, EXCLUDING STANDARD 2 COURSES BELOW 150MM OPC
TANKING + HEIGHT
RAISED GROUND LEVEL - REFER TO ARCHITECT'S DETAIL
RETAINING STRUCTURE - HEIGHTS (Based on present to 1:10th of 10th height only and does not take into account foundation depth)
SLAB ON EDGE GRAVEL BOARD + HEIGHT
RETAINING UPTO 450mm
RETAINING UPTO 600mm
RETAINING UPTO 600mm (with fence)
RETAINING UPTO 900mm
RETAINING UPTO 900mm (with fence)
SYSTEM WALL (TBC BY VISTRY)
RETAINING ABOVE 900mm (with fence)
PROPOSED GRADIENT
STEPS AND NO. (280MM TREAD, 150MM RISE)
BANKING (MAX SLOPE 1:3)

M	10.04.2026	Spot levels added to footpath to the side of plot 33	BPL
L	26.01.2026	Spot levels added to parking bays to front of plots 23 & 24	AJM
K	16.01.2026	Spot levels updated to survey and latest layout	DJH
J	20.11.2025	Updated to client comments	BPL
I	06.11.2025	Levels added to POS	AJM
H	25.08.2025	Minor updates	AJM
G	17.06.2025	Updated to reflect clients comments to remove OPC. FFL plots 89, 102, 131, 132, 136, 138 & 140 adjusted	AJM
F	18.06.2025	Updated to latest layout including external drainage comments to remove OPC	DJH
E	30.04.2025	Interface between existing ditch and plot 62 - AJM 04 parking area illustrated	AJM
D	20.02.2025	Updated to latest layout including external drainage comments	DJH
C	28.11.2024	Updated to detailed design, new layout and Vistry comments	DJH
B	24.10.2024	Updated to latest layout	BPL
A	03.07.2024	Updated to Vistry comments	DJH
REV	DATE	AMENDMENT	BY

MUCKLOW & HARRIS
CONSULTING CIVIL & STRUCTURAL ENGINEERS

DRAWING STATUS: PRELIMINARY

CIENT: Vistry Partnerships

PROJECT: Leicester Road, Earl Shilton

TITLE: External Levels
Sheet 1 of 3

DATE: 24.04.2024	DRAWN: DJH
SCALE: 1:250	CHECKED: AM
DRAWING NUMBER: 24000-100	REVISION: M