



Notes

© This drawing is the copyright of the Engineers and may not be reproduced or used except by written permission.

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 recorded and reported to the Engineer immediately.
- Design is subject to Building Regulation, Sewerage Undertaker and Highways Department approval.
- Before work commences contractor should consult the Engineer and the S report regarding any contamination issues. All necessary Health and Safety measures to be taken.
- All substrate structures and unconsolidated material, within the construction with of the highway, are to be removed.
- Cover levels for manholes are approximate only and should be adjusted to match 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 footway formation and sub-base. Application by trained operative wearing PPE and complying with COSHH requirements.
- Any soft spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
- The surface tolerance to the sub base layer thickness should be no more than 45mm or 30mm.
- New road levels to lie 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 130106. Threshold drainage is required where levels fall towards a building entrance. Architect to confirm if not required.
- Final 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

100.450 PROPOSED LEVEL

FFL 50.300 PROPOSED FINISHED FLOOR LEVEL

⑨ PART M ACCESS

EXPOSED BRICKWORK EXCLUDING STANDARD 2 COURSES BELOW 150MM OPC

TTTTTTTTT BANKING + HEIGHT

RAISED GROUND LEVEL - REFER TO ARCHITECT'S DETAIL

RETAINING STRUCTURE + HEIGHTS (level goes provided to bottom of fill height only and does not take into account any 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 VISTRITY)

RETAINING ABOVE 900mm (with fence)

1:20 > PROPOSED GRADIENT

STEPS AND NOS. (280MM TREAD, 150MM RISE)

BANKING (MAX SLOPE 1:3)

DATUM

0270 DD1

L	10.04.2026	Spot levels added to footpath to the side of plot 83	BPL
K	11.03.2026	RTW on sites western boundary updated to enable steps up to POCW.	AJM
J	20.11.2025	Updated to client comments	BPL
H	06.11.2025	Levels added to PCS.	AJM
G	25.09.2025	Minor updates	AJM
F	17.09.2025	Updated to reflect clients comments to remove DOPC. FFLs plots 98, 102, 131, 132, 136, 138 & 140 adjusted	AJM
E	30.04.2025	Interaction between existing ditch and plot 62 - AJM M4 parking area illustrated.	AJM
D	20.02.2025	Updated to latest layout including external and Vistry 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

DRAWING STATUS: PRELIMINARY

CLIENT: Vistry Partnerships

PROJECT: Leicester Road, Earl Shilton

TITLE: Finish Floor Level Strategy Sheet 2 of 3

DATE: 24.04.2024	DRAWN: DJH
SCALE: 1:250	CHECKED: AM
DRAWING NUMBER: 24000-101	REVISION: L