

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

1. 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.
2. Design is subject to Building Regulation,Sewage Undertaker and Highways Department approval.
3. Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken.
4. All substrata structures and unconsolidated material, within the construction width of the highway, are to be removed
5. Cover levels for manholes are approximate only and should be adjusted to match surrounding levels
6. The developer shall take CBR test of road formation levels and results to be made available to the Engineer for approval.
7. Approved weedkiller to be applied as recommended to footway formation and sub-base. Application by trained operative wearing PPE and complying with COSHH requirements.
8. Any soft spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
9. The surface tolerances to the sub base layer thickness should be no more than + 5mm or -30mm.
10. New road levels to tie in smoothly with existing road. Levels to be confirmed prior to construction and reported to the Engineer.
11. Tarmac road construction to comply with BS.EN.130108
12. Threshold drainage is required where levels fall towards a building entrance. Architect to confirm if not required.
13. Yard Gully positions are indicative and should be adjusted on site to suit proposed levels.
14. All gully positions to suit low points and to be trapped.
15. Drainage channel detailed design to be undertaken by manufactures. Alternative channels may be used, subject to Engineers approval

KEY

×141.00	- Existing Levels
+ 142.000	- Proposed Levels
GB 300	- Gravel Board up to 450mm
RW 600	- Retaining Wall up to 600mm
RW 600	- Retaining Wall up to 600mm with Fence
RW 900	- Retaining Wall up to 900mm with Fence
	- Double DPC
	- Exposed Brick Work
	- Waterproofing to latest NHBC guidelines

NOTE:
We are assuming that a 25mm kerb upstand will be used in all private areas.

REV	DATE	AMENDMENT	BY
A	07.04.26	Updated to detailed design stage	BPL

MUCKLOW & HARRIS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
5 Ardent Court, William James Way, Henley-in-Arden, B95 5GF
t: 0121 771 0845
e: info@mucklowandharris.co.uk
w: www.mucklowandharris.co.uk

DRAWING STATUS: INFORMATION

CLIENT: OWL HOMES

PROJECT: Shipley, Lakeside

TITLE: External Levels (Sheet 2 of 2)

DATE	DRAWN
02.12.25	BPL

SCALE	SIZE	CHECKED
1:250	A0	AM

DRAWING NUMBER	REVISION
25079-101	A