



Trees Protection
 1. 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.
 2. Careful planning and communication with LA Tree Officer, landscape designers and contractors prior to works, to reduce tree damage.
 3. Must adhere to British Standard BS5837: 2004.

Requirement for Land Drainage to be assessed on site by contractor

Trench drain may be required at base of proposed brick work retaining wall/steep piling /steep embankment /on site assessment if required by contractor to establish the necessity.

Where proposed adoptable roads do not have contours to footpath or verge - assumed 125mm kerb to roads and 25mm kerb to shared surface with 1:40 crossfall to footpath and verge



- Notes**
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, Scheme 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 subgrade structures and unconsolidated material within the construction width of the highway, are to be removed. Cover levels for materials are approximate, only and should be adjusted to match surrounding levels.
 5. The developer shall take CSR advice on recommended road formation levels and routes to be made available to the Engineer for approval.
 6. Approved materials to be applied as recommended by geology formation and sub-base. Application by trained operative wearing PPE and complying with COSHH requirements.
 7. Any soil spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
 8. The surface tolerances to the sub base layer thickness should be no more than 10mm or 15mm.
 9. New road levels to be in smoothness with existing road. Levels to be confirmed prior to construction and reported to the Engineer.
 10. Tarmac road construction to comply with BS EN 13036. Threshold changes to require where levels fall towards a building entrance. Attached to confirm if not required.
 11. Final gully positions to suit the points and should be adjusted on site to suit proposed levels.
 12. Drainage channel detailed design to be undertaken by manufacturer.

KEY

x141.00	- Existing Levels
+142.000	- Proposed Levels
GB 300	- Gravel Board up to 450mm
RW 600	- Retaining Wall up to 600mm with Fence
RW 900	- Retaining Wall up to 900mm with Fence
RW 900	- Retaining Wall up to 900mm with Fence
RW 2500	- Retaining Wall 900mm and above with Fence
RW 2500	- Retaining Wall above 900mm
---	- Double DPC
---	- Exposed Brick Work
---	- Tanking
---	- Finished Floor Level
---	- Area Designed by others

REV	DATE	AMENDMENT	BY
G	10.01.25	Garden levels to plots 258 - 262, 266 - 270 have been obtained as per client request on 07.01.25	BPJ
F	28.04.24	Updated to suit client comments received 26.04.24	BPJ
E	24.04.24	Updated to suit client comments received 15.04.24	BPJ
D	12.04.24	Sheds shown on drawing	BPJ
C	25.01.24	Revised to suit latest layout	BPJ
B	04.12.23	Level access added to the back of all M4(C) plots	BPJ
A	18.05.23	Revised to suit latest layout	BPJ



DRAWING STATUS: PRELIMINARY	
CLIENT: miller homes	
PROJECT: Land off North Road, Stevenage	
TITLE: External Levels Plan, Sheet 2 of 3	
DATE: 22.09.22	DRAWN: AM
SCALE: 1:250	CHECKED: DJH
DRAWING NUMBER: 22086-113	REVISION: E

