



KEY

- Development Boundary
- Part M Primary Level Access
- Proposed Finish Floor Level
- Proposed External Level
- Existing External Level
- Fall Arrow
- Exposed Brickwork (Maximum number of courses shown)
- Indicative Gravel Board Retaining Wall (Type dependent on Client's preference)
- Indicative Masonry Retaining Wall (Type dependent on Client's preference)
- Embankment (Gradient as shown)
- Steps (150mm risers unless otherwise stated)
- Existing Road Levels
- Existing levels of road tie-in points to be confirmed by Contractor prior to construction.
- Existing Ditch Reprofilling
- Existing ditch is to be reprofiled to create additional storage and divert overland flows via existing piped route as shown.
- Proposed Overflow & Alternate Ditch Route
- Proposed ditch linked to reprofiled ditch to accommodate overflow route through development in the event of surcharging to reprofiled ditch to the north.
- Attenuation Pond Base
- Attenuation pond base set a minimum of 150mm below design invert to allow for long-term siltation, ensure the feature remains wet and also facilitates biodiversity.

- General Notes:**
1. Drawing to be read in conjunction with all other relevant Engineers and Architects details.
 2. All dimensions in metres unless noted otherwise. All levels in metres unless noted otherwise.
 3. Any discrepancies, of whatever nature, should be reported to the Engineer prior to the commencement or continuance of any further works.
 4. The Contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately, in writing, should any errors be found.
 5. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the Principle Designer, within his rates.
 6. All private drainage works to be in accordance with the requirements of Building Regulations 2000, Part H, "Drainage and waste disposal". Pipes with less than 600mm cover to be protected in accordance with Part H, Diag 11.
 7. All pipes to be 100 or 110mm dia. and laid at 1 in 80 unless stated otherwise.
 8. All cover levels are shown indicatively and shall be adjusted according to the finished site levels.
 9. All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
 10. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25.
 11. All manholes and inspection chambers situated in areas subject to vehicular loading to have min class B125 covers and frames to BS EN 124 and those not subject to vehicular loading to have class A15 covers and frames.
 12. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.
 13. Private drainage frames must be tied to manholes using by use of manufacturers ties (eg Polypipe FRK500 fixing kit and FRK501 black ties). The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.
 14. All existing land drains encountered on site during construction to be re-connected.
 15. Should any departure from the slab level be considered, agreement shall be sought from the Engineer immediately and prior to commencement or continuance of any works, and should take full account of all restrictions to the slab level.
 16. The contractor shall ensure that all driveway surfaces are positively drained.
 17. Runoff from private areas shall not be permitted to drain onto the highway. Where driveways fall towards the highway, a drainage channel shall be provided to the rear of the highway boundary.
 18. All external approaches to dwellings shall be in accordance with requirements of Building Regulations 2010, Part M, "Access to and use of buildings".
 19. Where a flight of steps comprises of three or more risers; a suitable continuous handrail should be installed to one side of the flight. A suitable handrail should have a grippable profile; be between 850mm and 1000mm above the pitch line of the flight; and extend 300mm beyond the top and bottom nosings.

Health and Safety Symbols refer to reference numbers indicated on Designers Risk Assessment no. 21184-RLL-21-XX-HS-C-001

- Health & Safety Information Key**
- Used to provide design specific safety information that may not be obvious to a competent contractor but may be useful.
 - Used to restrict/prevent a possible action, eg stop construction traffic from entering an area.
 - Used to warn of significant design hazards, adding recommendations
 - Used to encourage a positive action, e.g. use of robust protection for inspection chambers

| Rev | Date | Amendments | By | Chk |
|-----|----------|--|-----|-----|
| D | 24.05.22 | Revised to show western ditch level changes | JZ | NMF |
| C | 20.05.22 | Revised to suit updated layout | JZ | NMF |
| B | 13.05.22 | External Levels amended to suit updated layout | JZ | MJA |
| A | 03.09.21 | Drawing name revised, plot FFLs updated & levels amended to suit new layout and second basin added as per L&C comments 17.09.21. | BRM | MJA |

Client: **RLRE**

LEGAL AND GENERAL MODULAR HOMES
 Project: **VICTORIA ROAD WEST, LITTLESTONE, KENT**
 Drawing Title: **EXTERNAL LEVELS SHEET 1 OF 4**

Status: **TENDER**

| Scale | Drawn | Checked | Date |
|----------|-------|---------|----------|
| A1@1:250 | BRM | NMF | 13.08.21 |

Drawing No. **0058-RLL-00-XX-DR-C-4000-01 D**

Scale Bar: 1:250

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