



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, must 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 EN24 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 NHC Practice Note 3.
13. Private drainage frames must be tied to manhole risers by use of manufacturers ties (eg. Polytype ref 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 to 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 graspable profile; be between 850mm and 1000mm above the pitch line of the flight; and extend 300mm beyond the top and bottom nosings.

KEY

- Development Boundary
- Part M Primary Level Access
- FFL 4.050 Proposed Finish Floor Level
- +3.900 Proposed External Level
- +Ex 2.96 Existing External Level
- 1:100 Fall Arrow
- Embankment (Gradient as shown)
- 1 Step Steps (150mm risers unless otherwise stated)
- 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.

Health and Safety Symbols refer to reference numbers indicated on Designers Risk Assessment no. 21184-RL-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	P31. Northern gardens and ditch updated	JZ	MJA
A	03.09.21	External Levels amended to suit new layout updated & levels amended to suit updated and second basin added as per L&G comments 17.08.21.	BRM	MJA

RLRE

Client
LEGAL AND GENERAL MODULAR HOMES
 Project
VICTORIA ROAD WEST, LITTLESTONE, KENT
 Drawing Title
EXTERNAL LEVELS SHEET 3 OF 4

Status
TENDER

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

Drawing No. _____ Rev. _____

0058-RL-00-XX-DR-C-4000-03 D

Scale Bar:
 1:250

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