



ALL LANDSCAPE IN EXCESS OF 1:25  
AND RETAINING FEATURES ARE TO  
HAVE LAND DRAINS INSTALLED

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ROUGH GRADING SURVEY, SITE, ARCHITECTS AND DESIGNERS DRAWINGS AND DETAILS.

2. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:-

A. ALL OPERATIONS SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE GENERAL HEALTH AND SAFETY POLICY OF KIER LIVING LIMITED AND ALL RELEVANT HEALTH AND SAFETY LEGISLATION.

B. THE LOCAL AUTHORITY AND SERVICE COMPANIES ARE TO BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK ON SITE.

C. PRIOR TO CONSTRUCTION THE ACTUAL POSITIONS AND DEPTHS OF ALL EXISTING UTILITIES SHALL BE VERIFIED AND SERVICES SHOULD BE ESTABLISHED BY MEANS OF HAND DIG IN CASE OF DOUBT.

D. THE CONTRACTOR SHALL INFORM THE LANDLORDS IMMEDIATELY ADVISE LESSEES OF ANY WORKS EXPOSED WHEN WORKING ON THE SITE.

D. THE LOCATION AND DEPTH OF ANY SERVICES/APPARATUS WHICH HAVE BEEN RECORDED ON PLANS RECEIVED FROM THE STATUTORY UNDERTAKERS.

E. LESSEES/UNDERTAKERS MUST ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS OR ANY OTHER DRAWINGS WHICH INDICATE THE LOCATION OF ANY SERVICES/APPARATUS.

F. THE CONTRACTOR MUST CONTACT THE RELEVANT STATUTORY UNDERTAKERS AND BE IN POSSESSION OF THE LATEST AVAILABLE INFORMATION FROM THE UNDERTAKERS WHICH SHOWS DETAILS OF THEIR SERVICES/APPARATUS.

3. LESSEES/UNDERTAKERS CONTRACTOR IS RESTRICTED TO THE LOCATION OF ANY SERVICES/APPARATUS ON PLANS AND HAVE NO SITE ROLE. THE CONTRACTOR IS THIS ENTIRELY RESPONSIBLE FOR THE LOCATION OF ANY SERVICES/APPARATUS AT WORK SITE. HE SHALL BE SOLELY RESPONSIBLE FOR ALL DELAYED WORKS AND FOR THE STABILITY OF THE AFFECTED LAND AND ADJACENT AREAS.

4. FOR LEGAL SITE BOUNDARY SEE DEEDS PLAN IN POSSESSION OF CLIENT.

5. ALL DIMENSIONS SHOWN ARE IN METRES UNLESS INDICATED OTHERWISE.

**KEY**

**Survey Levels**

**±X.320** Back of footpath or channel height (as designed)

**±2.00** Proposed Finished Floor Levels

**±82.00** Proposed Finished Levels, Levels at kerbs are to channel lines

**600 Ret.** Retention required Height in mm

**150 UB** Flag on Edge with inductive underground Height in mm

**150 UB** Flag on Edge with inductive underground Height in mm

**150 Step** Step in Plot with inductive Step Height in mm

**150 Step** Step in Plot with inductive Step Height in mm

**ACO** ACO Drain

**GC** Private gully

**Garden Gutter**

**1/2"** Indicative falls with gradients for drainage only. Gradients to be checked on site for compliance with BS 5255:1:2011

**1/2"** Finalising External Levels

G	Updated to the new Tilia layout.	DM	09.11.21
F	Revised to suit new site layout & client comments	AN	24.05.21
E	Interim issue, work in progress	AN	21.05.21
D	External levels updated	AN	20.02.20
C	Updated to KIER comments	RD	23.01.20
B	Updated to KIER comments	RD	08.01.20
A	Externals levels amended	DW	19.09.19

Rev	Revision	By	Date
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Preston Road  
Longridge

External Levels Layout  
Sheet 3 of 4

**Lees Roxburgh**  
Consulting Engineers

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Job No.	Drawing No.	Revision.
6196	08-02-03	G

Scale 1:250 @ A0		Date September 2019
Drawn By	Designed By	Checked By
DW	DW	CB