

KEY

S.W.

Foul

Proposed Sewer

Proposed Disconnection Manhole

Proposed Finished Floor Level

Proposed highway gully

Proposed level

Existing Level

Sewer Easement

Highway Drain

Site Boundary

Tactile Paving & Dropped Kerb

Proposed Carriageway for Adoption in the Section 38 Agreement.

Proposed Footpath for Adoption in the Section 38 Agreement.

Proposed Footpath Works in the Section 278 Agreement.

Proposed Street nameplate

NOTES

1. Setting out shall be undertaken using only the information given. Distances should not be scaled from this drawing.

2. All sewers shall be constructed in accordance with Sewerage Sector Guidance and the Design & Construction Guidance.

3. The minimum gravity pipe diameter under adoptable highways shall be 150mm

4. It is the responsibility of the Contractor to verify all information given with regards to existing services and drainage connections etc. prior to commencing the works. The rates shall include for hand dig around services where necessary. The Contractor shall adhere to the CDM Regulations at all times

5. The outsides of all sewers shall be a minimum of 1.0m from kerb lines and the outside of manholes shall be a minimum of 0.5m from kerb lines

6. Existing flows in watercourses, sewers and land drains shall be maintained at all times

7. Only trained personnel shall be permitted to enter confined spaces

8. All materials to bear the relevant B.S. Kitemark and comply fully with the specifications. All concrete & concrete products must use Sulphate resistant cement (unless the site investigation report proves that sulphate attack from soils and groundwater will not occur to withstand a class 3 condition).

9. All opening notices etc. as required under highways acts etc. are to be obtained prior to commencement of works. All works are to be inspected by L.A., NHBC or the Network Operator as applicable.

10. Where 'Ultra Rib' UPVC pipes (or similar approved) are used in adoptable drainage they shall still be handled and laid in accordance with the specification and guidance issued by the High Performance Pipe Association.

11. A Class S Bed and surround must be used for such pipes. Trench backfill in highways to within 1m of highway shall, as directed by the Highway Authority be a suitable granular material all in accordance with Sewers for Adoption cl. 4.3.4.

12. Slab levels shall not be varied without reference to the Engineer for guidance

13. Domestic Drainage shall be to Building Regulations Approved Document H. 100mm U.P.V.C. pipes laid to the following minimum falls unless otherwise shown.

Foul

S.W.

Head Run 1 in 40

1 in 60

Elsewhere 1 in 80

1 in 100

14. All works to be in accordance with Rochdale MBC Standard Details, and as agreed with Rochdale MBC appointed representative.

15. All Adoptable Main Drainage is to be subject to a Section 104 Agreement between the Developer and United Utilities Plc.

KEY

Proposed 20mph Speed Limit (New development)

Royle Road

A664 Edinburgh Way

North Arrow

Project

Quality Ass.

UKAS 506

Quality

Assurance

ISO 9001:2015

BSI Certificate

0800 444409

Minky Works, Royle Road Rochdale

Countryside Properties (UK) Limited

Section 38 Agreement Layout

Drawn

DA

Scale

1:500

Checked By

SS

Date

July 2022

Drawing No.

30522/13

Revision

Ironside Farrar

Engineering Consultants

Engineers

Architects

Graphic Design

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BELLSHILL