2m WIDE FOOTWAY

5.5m WIDE CARRIAGEWAY

THIRD PARTY LAND REQUIRED TO ACCOMMODATE CARRIAGEWAY / FOOTWAY WIDENING

2m WIDE FOOTWAY

FW Outfall Option 1.
-2no. MDPE Rising mains to UU FWS in Cowm Top Lane

CROSSING FOR PEDESTRIAN / CYCLE OVER PROPOSED ROAD ALIGNMENT

LANDSCAPE BUFFER

LANDSCAPE BUFFER

LANDSCAPE BUFFER

A 627(M)

Right of way. To allow machinery to the northern lodge. From the southern boundary up to the lodge the easement is 6m. Around the actual lodge itself it is 10m.

Potential 5m easement / right of way for last lodge.

MUGA

Trows Farm

Trows House

The Grange

Thornton House

Reservoir

Works

Mill Pond

Sluice

Pond

M 62

WARNING TO HOUSE-PURCHASERS

Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified matters prescribed by any Order made under the above Act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially fron those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

Height Bands	Cut Volume	Fill Volume
Fill 11m - 12m	–	0.76m³
Fill 10m - 11m	–	181.89m³
Fill 9m - 10m	–	1047.94m³
Fill 8m - 9m	–	3261.85m³
Fill 7m - 8m	–	5820.74m³
Fill 6m - 7m	–	9399.77m³
Fill 5m - 6m	–	13222.93m³
Fill 4m - 5m	–	17445.08m³
Fill 3m - 4m	–	23351.39m³
Fill 2m - 3m	–	31260.52m³
Fill 1m - 2m	–	41232.83m³
Fill 0m - 1m	–	56308.83m³
Cut 0m - 1m	61442.15m³	–
Cut 1m - 2m	40595.47m³	–
Cut 2m - 3m	26223.98m³	–
Cut 3m - 4m	16936.07m³	–
Cut 4m - 5m	11022.67m³	–
Cut 5m - 6m	6672.46m³	–
Cut 6m - 7m	3897.51m³	–
Cut 7m - 8m	2108.63m³	–
Cut 8m - 9m	783.31m³	–
Cut 9m - 10m	63.54m³	–
Total Cut: 169845.80m³		
Total Fill: 205532.52m³		

Original Ground Model Name: BH.TS.08_C Trows Lane, Rochdale
Underside of Topsoil Model Name: BH.TS.08_C Trows Lane, Rochdale, -0.4 Topsoil Strip
Proposed Ground Model Name: 496-ED-14-15 Rev D
Formation Model Name: Cown Top, Rochdale, Regrade Levels A
Cut/Fill Model Name: Cown Top, Rochdale, Cut & Fill Model

Original Ground Model based upon:
1. Topo Survey by SurveyEng dated 16/05/2022

Underside of topsoil level based upon:
1. Topo survey minus 0.4m

Proposed ground model based upon:
1. Levels shown in Engineering Layout drawing No 496/ED/14-15 Rev D
2. FFL minus 150mm
3. Finished road levels

Proposed formation level based upon:
1. FFL minus 0.75m (due to Piling requirement)
2. FFL minus 0.45m (due to Trench Fill)
3. Finished road levels minus 0.45m

Cut & Fill Modelling Results

	Area (m²)	Volume (m³) Cut	Fill	Net
Original Ground Model vs Underside of Topsoil	148,981	59,592	–	59,592
Underside of Topsoil vs Proposed Formation	148,981	169,845	205,532	35,687

Preliminary arising's based on 50m³ per plot = 24,750m³

This modelled gives:

Total Cut 169,845m3 + 24,750m³
Total Fill 205,532m3
Thus Nett Fill 10,937m3

Please note this is an estimate, Cut & Fill will be updated at detailed design stage.

REV	DESCRIPTION	DATE	DRAWN

BARRATT HOMES

MANCHESTER

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City Park
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M16 9HQ
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Job
Cown Top
Castleton
Rochdale

Title
Preliminary Cut & Fill

Design By	Date	Drawing Number	Rev
LB	21.02.17	496/ED/04	-
C.A.D By LB	Scale @ A1 1:1000		