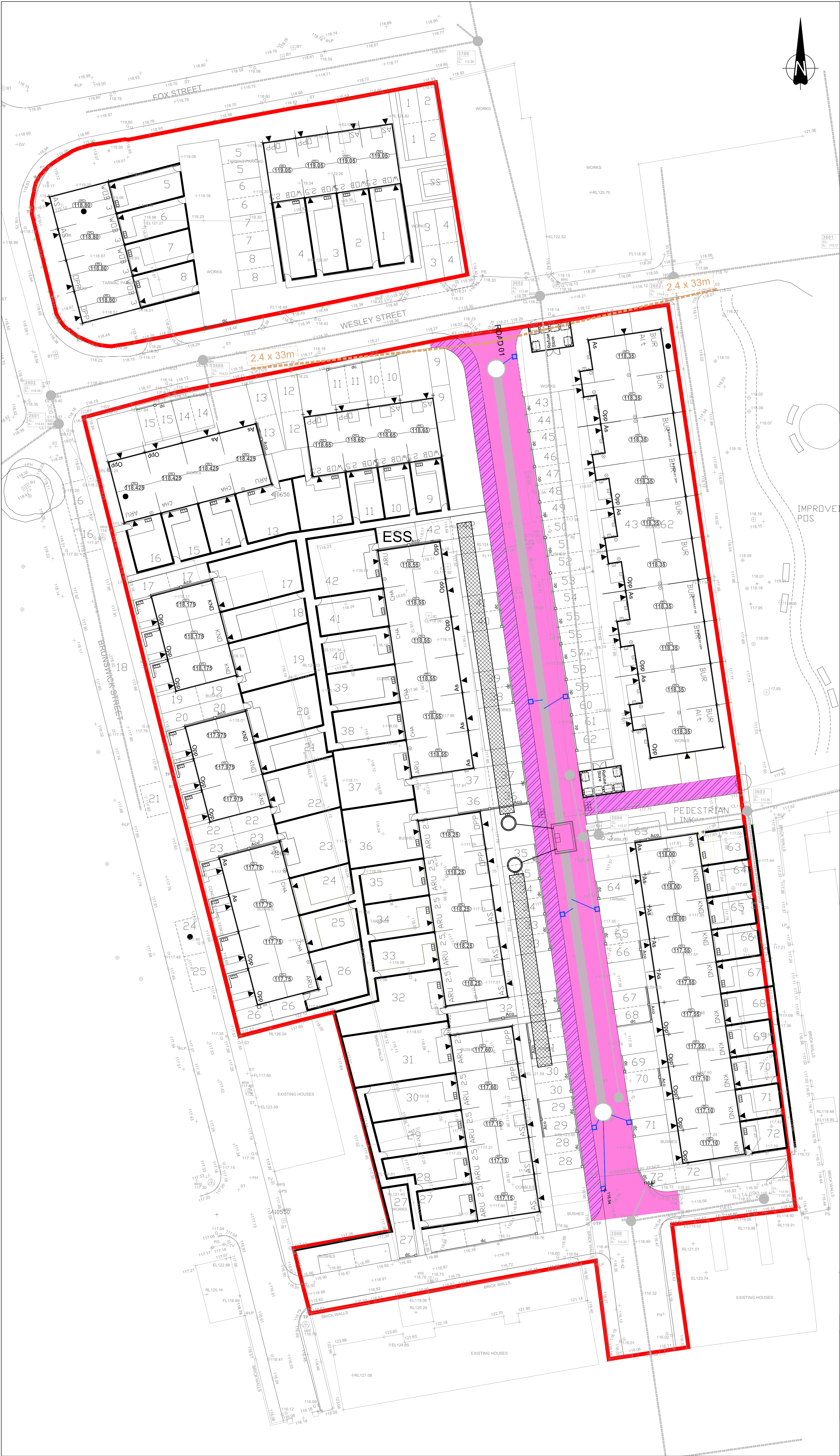




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The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully compliant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard BS6800, Building Regulations etc, and/or as may be specified in the drawing.

This drawing is not intended to show details of ground conditions or ground constraints. Each area of ground relied upon to support any structure is to be investigated by the Contractor and any areas of potential for soil conditions which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect soil ground or ground constraints are to be investigated further by a suitable geotechnical expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert. Where existing trees are shown to be retained they should be subject to a full Arbreux inspection for safety. All trees are to be planted so as to ensure they are a minimum of 3 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

ADOPTABLE ROADS AND SEWERS

- Roads, footways and parking bays which form part of the highway to be adopted under Section 36 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
- Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Sewerage Sector Guidance (SSG) 'Design & Construction Guidance' with any amendments specified by the Adopting Water Authority.
- All pipes to be used in adoptable sewerage shall be either clayware to BS EN 295 or concrete to BS EN 1916 and BS 5911 Part 1 with Class B bedding unless otherwise stated. With approval of the Adopting Authority could well concrete external (a) reinforced uPVC pipes complying with the relevant provisions of BS EN 13476 may be used.
- Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTP Type 1 material.
- Where cover to a pipe is less than 1200mm under adoptable carriageway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTP Type 1 material. Where concrete bed and surround is specified feasibility of joints is to be maintained by using compressible bitumen impregnated fibreglass at each pipe joint.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
- Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

Section 38 Legend:

General

Proposed Finished Floor Level

Site Boundary

Proposed Highway

Tarmac Carriageway

Visibility Play (2.4 x 33m)

Tarmac Footway / Margin / Vehicular Crossover

Tactiles

Proposed Drainage

S104 combined Sewer & MH

S104 Foul Sewer & MH

S104 Storm Sewer & MH

Existing Drainage

S38 Gully & Connection

Rev.	First Issue	Description	Date	By
1	23.01.2024	MA		

Drawing Status

PRELIMINARY

Subject to Greater Manchester approval as part of ongoing consultations and design check, amendments may therefore be requested.

Client

Westchurch Homes

Project

Brunswick Street, Heywood
Greater Manchester

Title

Section 38
Agreement Plan

BANNERS GATE

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Scale	A1 @ 1:250	Drawn	MA
Date	January 2024	Checked	DA
File	23248/dvgs/civils/current	Checked	

23248-BGC-D- 100S38