WARNING TO HOUSE-PURCHASERS
Property Madescriptions 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 from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

Please note the drainage shown is a basic indication to prove the site will drain. further detail design is required.

Levels

All levels shown are approximate FINAL EXTERNAL LEVELS. These are subject to production regrade level to suit likely foundation types and the production of a full cut/fill exercise and arisings calculations to check that there is an approximate balance.

Drainage Calcs:
All attenuation figures are estimates only and based upon assumed allowable surface water discharge rates. Rates are to be agreed with the LLFA and EA.

Natural Drainage Paths:
All levels shown are subject to undertaking of a drainage and hydrological study to investigate possible incoming surface water drainage connection/watercourses and to assess the feasibility/impacts of infilling of natural drainage channels and any measures required to maintain natural flow-paths.

General Drainage Notes:
- RSK must update FRA to reflect the most recent SW network divide.The proposed eastern/western attenuation basin size's to be confirmed once RSK have updated there FRA.
- Proposed pipe sizes are indicative. SW/FW drainage needs running through Windes to confirm actual pipe sizes and gradients.

NOTES

This drawing is preliminary only.
Offsets from existing watercourses to be agreed with LLFA, LPA and tree officer.

All contours are preliminary only and subject to review on receipt of a preliminary housing layout.

Extents of watercourses to remain to be agreed with LLFA, LPA, LPA Ecology and Tree Officer.

KEY

- Approximate Total Site Boundary
- Easement Land requiring Land Owners to sign a United Utilities Section 104 Agreement and Deed of Grant allowing off-site outfall route.
- Land required temporarily by developer and developers contractor in order to complete the outfall works.
- Proposed Foul Water Outfall Route - Subject to UU approval.
- Proposed 2x Foul Water Pump Stations Subject to UU approval.
- UU legal Easments approx 8m/9m total where of FW & SW pipes.
- S1 Adoptable S.W. Sewer & Manhole Subject to detail design
- F1 Adoptable F.W. Sewer & Manhole Subject to detail design
- S. Water Drag-Out and Invert Subject to detail design (162.15)
- Foul Drag-Out and Invert Subject to detail design (161.95)
- Proposed indictive Rising Main Route Subject to detail design
- Adoptable Road Gully Subject to detail design

EXISTING WATERCOURSE TO REMAIN

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.

PROPOSED ATTENUATION BASIN-
Bed=153.30m
ToB=165.80m
TWL=154.50m (1:100yr)
Based on 2590m3 - TBC at detailed design stage

PROPOSED EASTERN OUTFALL
Proposed new SW outfall route and associated 8 metre easement to existing reservoir. Flow-rates to be agreed with LLFA/EA.
•RISK – THROUGH THIRD PARTY LAND– LAND DEPT TO ADVISE

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

EXISTING FISHING LODGE/WATER-COURSE

MUGA

A 627(M)

M 62

TROWS LANE

| REV | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|

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| | |
|---|---|
| Job | Cowm Top, Castleton Rochdale |
| Title | Preliminary Drainage Layout Sheet 2 |

| Design By | Date | Drawing Number | Rev |
|---|---|---|---|
| LB | June 2022 | 496/ED/03 | - |
| C.A.D By LB | Scale @ A0 1:500 | | |