



© This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure (including drainage) must be investigated by the Contractor any areas of formation for said structures 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 fluid ground or ground contaminants on or within the ground should be further investigated by a suitable 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 Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 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.

ADAPTABLE ROADS AND SEWERS

- Roads, footways and parking bays which form part of the highway to be adopted under Section 38 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 average shall be either clayware to BS EN 295 or concrete to BS EN 1916 and BS 5911 Part 1 with Class 3 bedding unless otherwise stated. With approval of the Adopting Authority solid wall concentric external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 13475 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 flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each pipe joint.
- All existing drainage invert levels, manholes 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/utility undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

KERBING & SURFACE FINISHES LEGEND

KERBING

- HALF BATTER 2 KERB**
125mm EXPOSED FACE (MAIN CARRIAGEWAYS)
- BULLNOSE KERB**
20mm EXPOSED FACE (VEHICLE CROSSOVERS)
- BULLNOSE KERB**
0-4mm EXPOSED FACE (PEDESTRIAN CROSSINGS)
- INVERTED BULLNOSE KERB**
FLUSH (SHARED SURFACES & RAMPS)
- EF EDGING**
FLUSH (REAR OF FOOTWAYS)
- TRANSITIONAL KERB**

SURFACE FINISHES

- TARMAC CARRIAGEWAY**
- TARMAC FOOTWAY / VEHICLE CROSSOVER**
- ROUND TOP ROAD HUMPS**
- TARMAC RAMP**
- GRASS VERGE / MARGIN**
- CARRIAGEWAY TIE-IN DETAIL**

GENERAL

- DEVELOPMENT BOUNDARY**
- PEDESTRIAN CROSSING**
- SECTION 38/278 LIMIT OF WORKS**
(SUBJECT TO S38/S278 APPLICATIONS)

Rev.	Description	Date	By
E	Round top speed humps added to access road.	13/12/2024	SH
D	K&F amended to suit access road junction.	19/11/2024	LJ
C	Latest layout inserted & status updated.	13/09/2024	LJ
B	Areas of tree pits & verge amended to suit client comment.	13/05/2024	LJ
A	Plan updated to suit latest layout.	15/04/2024	LJ
-	First issue	11/03/2024	LJ

Drawing Status: **CONSTRUCTION**

SUBJECT TO ROCHE DALE BOROUGH COUNCIL SECTION 38 TECHNICAL APPROVAL. AMENDMENTS MAY THEREFORE BE REQUESTED.

Client: **KELLEN HOMES**

Project: **Heywood Road, Castleton, Rochdale**

Title: **Adoptable Kerbing & Surface Finishes Plan**
Sheet 1 of 2

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale	A1 @ 1:500	Drawn	LB
Date	March 2024	Checked	LJ
File	23147.dwg / dwgs / civils / current	Drawing	23147-BGC-D-141-E