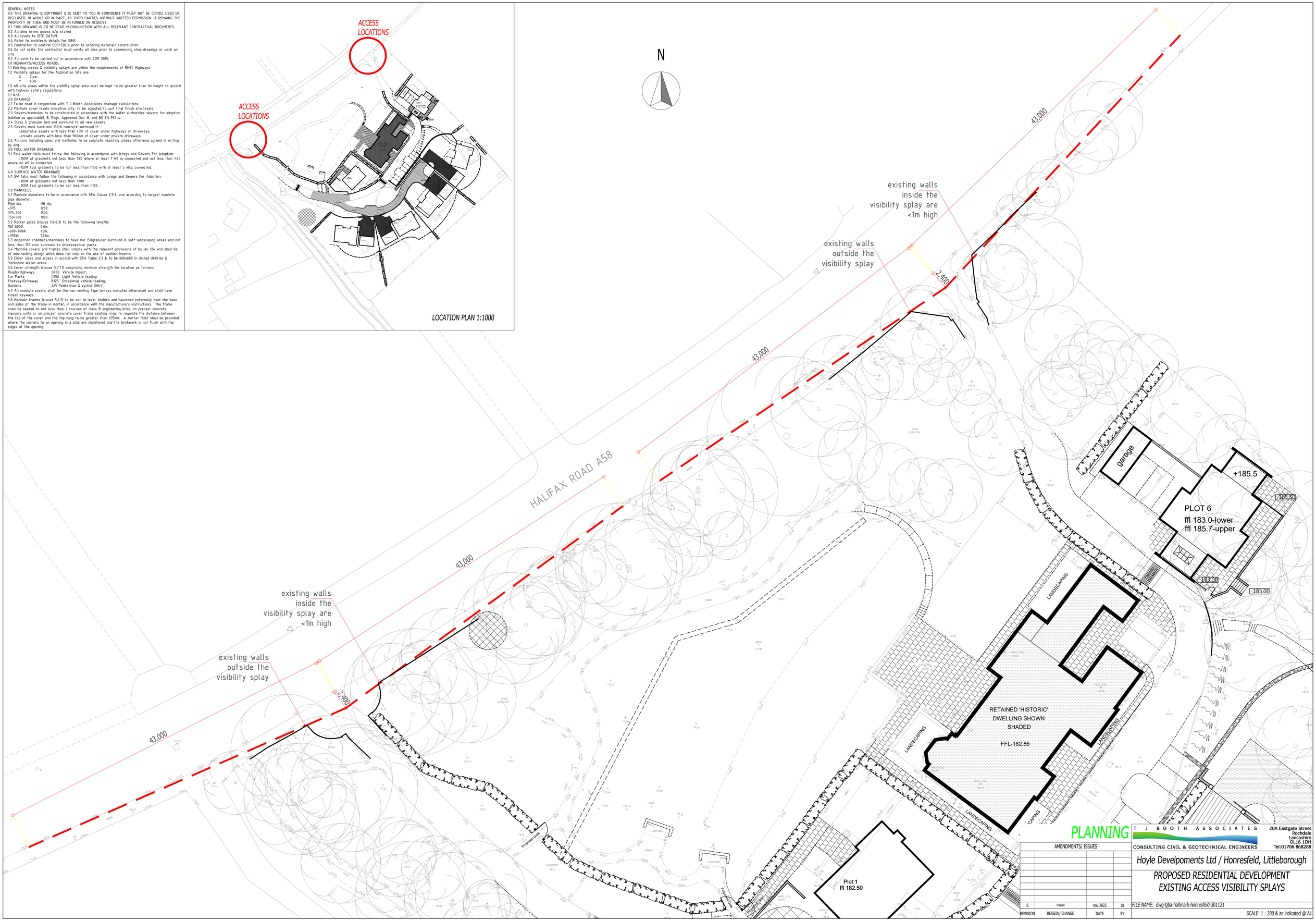
GENERAL NOTES
0.0 THIS DRAWING IS COPYRIGHT & IS SENT TO YOU IN CONFIDENCE IT MUST NOT BE COPIED, USED OR DISCLOSED, IN WHOLE OR IN PART, TO THIRD PARTIES WITHOUT WRITTEN PERMISSION. IT REMAINS THE PROPERTY OF TJBA AND MUST BE RETURNED ON REQUEST.
0.1 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTUAL DOCUMENTS.
0.2 All dims in mm unless o/w stated.
0.3 All levels to SITE DATUM.
0.4 Refer to architects details for SBM.
0.5 Contractor to confirm SOP/SOL's prior to ordering material/ construction.
0.6 Do not scale, the contractor must verify all dims prior to commencing shop drawings or work on site.
0.7 All work to be carried out in accordance with CDM 2015.
1.0 HIGHWAYS/ACCESS ROADS.
1.1 Existing access & visibility splays are within the requirements of RMBC Highways.
1.2 Visibility splays for the Application Site are:
X 2.4m
Y 43m
1.3 All site areas within the visibilty splay area must be kept to no greater than 1m height to accord with highway safety regulations.
1.1 N/A.
2.0 DRAINAGE.
2.1 To be read in conjunction with T J Booth Associates drainage calculations.
2.2 Manhole cover levels indicative only, to be adjusted to suit final finish site levels.
2.3 Sewers/manholes to be constructed in accordance with the water authorities sewers for adoption (edition as applicable), B. Regs. Approved Doc. H, and BS EN 752-4.
2.4 Class S granular bed and surround to all new sewers.
2.5 Sewers must have min 150th concrete surround if:
-adoptable assets with less than 1.2m of cover under highways or driveways;
-private assets with less than 900mm of cover under private driveways.
2.6 All conc including pipes and manholes to be sulphate resisting unless otherwise agreed in writing by eng.
3.0 FOUL WATER DRAINAGE
3.1 Foul water falls must follow the following in accordance with b.regs and Sewers For Adoption:
-100Φ at gradients not less than 1:80 where at least 1 WC is connected and not less than 1:40 where no WC is connected.
-150Φ foul gradients to be not less than 1:150 with at least 5 WCs connected.
4.0 SURFACE WATER DRAINAGE
4.1 SW falls must follow the following in accordance with b.regs and Sewers For Adoption:
-100Φ at gradients not less than 1:100.
-150Φ foul gradients to be not less than 1:100.
5.0 MANHOLES
5.1 Manhole diameters to be in accordance with SFA clause 2.9.3, and according to largest manhole pipe diameter:

Pipe dia	MH dia
<375	1200;
375-700	1500;
750-900	1800.

5.2 Rocker pipes (clause 5.6.6.2) to be the following lengths:
150-600Φ: 0.6m;
<600-700Φ: 1.0m;
>750Φ: 1.25m.
5.3 Inspection chambers/manholes to have min 150granular surround in soft landscaping areas and not less than 150 conc surround to driveways/car parks.
5.4 Manhole covers and frames shall comply with the relevant provisions of bs. en 124 and shall be of non-rocking design which does not rely on the use of cushion inserts.
5.5 Cover sizes and access in accord with SFA Table 2.3 & to be 600x600 in United Utilities & Yorkshire Water areas.
5.6 Cover strength (clause 5.7.1.1) comprising minimum strength for location as follows:

Roads/Highways	D400	Vehicle Impact;
Car Parks.	C250	Light Vehicle loading;
Footway/Driveway	B125	Occasional vehicle loading;
Gardens	A15	Pedestrian & cyclist ONLY.

5.7 All manhole covers shall be the non-venting type (unless indicated otherwise) and shall have closed keyways.
5.8 Manhole frames (clause 5.6.7) to be set to level, bedded and haunched externally over the base and sides of the frame in mortar, in accordance with the manufacturers instructions. The frame shall be seated on not less than 2 courses of class B engineering brick, on precast concrete masonry units or on precast concrete cover frame sealing rings to regulate the distance between the top of the cover and the top rung to no greater than 675mm. A mortar fillet shall be provided where the corners to an opening in a slab are chamfered and the brickwork is not flush with the edges of the opening.



PLANNING

AMENDMENTS/ ISSUES			
0	original	nov 2025	ds
REVISION	REASON/ CHANGE	DATE	BY

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Hoyle Develpoments Ltd / Honresfeld, Littleborough

PROPOSED RESIDENTIAL DEVELOPMENT
EXISTING ACCESS VISIBILITY SPLAYS

FILE NAME: dwg-tjba-hallmark-honresfeld-301121

SCALE: 1 : 200 & as indicated @ A1