



- GENERAL NOTES**
- SETTING OUT SHALL BE UNDERTAKEN USING ONLY THE INFORMATION GIVEN. DISTANCES SHOULD NOT BE SCALED FROM THIS DRAWING.
 - ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR ADOPTION 6TH EDITION AND UNITED UTILITIES DETAILS & GUIDELINES.
 - THE MINIMUM GRAVITY PIPE DIAMETER UNDER ADOPTABLE HIGHWAYS SHALL BE 150mm.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION GIVEN WITH REGARD TO EXISTING SERVICES AND DRAINAGE CONNECTIONS ETC. PRIOR TO COMMENCING THE WORKS. THE RATES SHALL INCLUDE FOR HAND DIG AROUND SERVICES WHERE NECESSARY. THE CONTRACTOR SHALL ADHERE TO THE CDM REGULATIONS AT ALL TIME.
 - EXISTING FLOWS IN WATERCOURSES, SEWERS AND LAND DRAINS SHALL BE MAINTAINED AT ALL TIMES.
 - ONLY TRAINED PERSONNEL SHALL BE PERMITTED TO ENTER CONFINED SPACES.
 - ALL OPENING NOTICES ETC. AS REQUIRED UNDER HIGHWAYS ACTS ETC. ARE TO BE OBTAINED PRIOR TO APPLICABLE.
 - WHERE "ULTRA RIB" UPVC PIPES (OR SIMILAR APPROVED) ARE USED IN ADOPTABLE DRAINAGE THEY SHALL STILL BE HANDLED AND LAD IN ACCORDANCE WITH THE SPECIFICATION AND GUIDANCE ISSUED BY THE HIGH PERFORMANCE PIPE ASSOCIATION.
 - SLAB LEVELS SHALL NOT BE VARIED WITHOUT REFERENCE TO THE ENGINEER FOR GUIDANCE.
 - DOMESTIC DRAINAGE SHALL BE TO BUILDING REGULATIONS APPROVED DOCUMENT H. 150mm UPVC PIPES LAD TO THE FOLLOWING MINIMUM FALLS UNLESS OTHERWISE SHOWN.

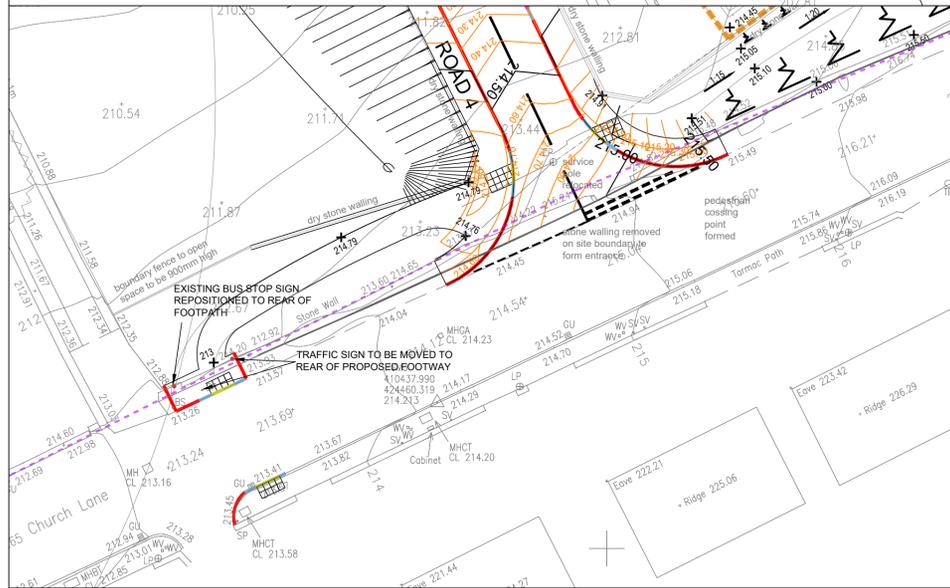
FOUR	1:50
HEAD RUN	1 IN 40
ELSEWHERE	1 IN 80
1 IN 100	1 IN 100
 - ALL GULLY CONNECTIONS TO BE 150mm VITRIFIED CLAY UNLESS NOTED OTHERWISE. COMMENCEMENT OF WORKS. ALL WORKS ARE TO BE INSPECTED BY L.A. NHBC OR THE NETWORK OPERATOR AS APPLICABLE.
 - ALL ADOPTABLE SEWER WORKS AND MATERIALS TO BE IN ACCORDANCE WITH "CODE FOR ADOPTION". THE MECHANICAL AND ELECTRICAL SPECIFICATION AND OTHER MARKED.
 - MANHOLE COVERS SHALL HAVE A CLEAR OPENING OF 600mm AND SHALL BE D400 TO BS EN 124 WITH 150mm DEEP FRAMES IN HIGHWAYS.
 - FILLED GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION AND TO THE SATISFACTION OF YORKSHIRE WATER BEFORE AND SEWER WORKS ARE CARRIED OUT.

LEGEND

195.00m	FINISHED FLOOR LEVEL
195.00	PROPOSED SPOT LEVEL
195.00	EXISTING SURVEY LEVEL
250 R-RW	PROPOSED MASONRY RETAINING WALL (TEXT ALIGNMENT REPRESENTS LOW SIDE)
3100 G-RW	PROPOSED GABION RETAINING WALL (TEXT ALIGNMENT REPRESENTS LOW SIDE)
300 U/B	PROPOSED UNDERBUILD (TEXT ALIGNMENT REPRESENTS LOW SIDE)
300 G/B	PROPOSED GRAVEL BOARD (TEXT ALIGNMENT REPRESENTS LOW SIDE)
500 FCE	PROPOSED FLAG ON EDGE (TEXT ALIGNMENT REPRESENTS LOW SIDE)
ACO CHANNEL	PROPOSED ACO CHANNEL
195.10	PROPOSED 100MM CONTOUR
195.50	PROPOSED 500MM CONTOUR
—	PROPOSED HALF BATTER KERB WITH 100MM KERBFACE (SEE C-1530)
—	PROPOSED TRANSITION KERB (SEE C-1530)
—	PROPOSED BULL NOSE KERB WITH 30MM KERBFACE (SEE C-1530)
—	PROPOSED BULL NOSE KERB WITH 0.6MM KERBFACE (SEE C-1530)

Swale with 1 in 4 Side Slopes - 0.50m Deep with 1m wide base. Longitudinal fall @ 1:1.18

See Landscape Architect's drawings for details of open space



See Landscape Architect's drawings for details of open space

NOTE - Plot 92 is a Variant House Type. See dwg. 203

REV	DATE	DESCRIPTION	BY	CHK	APP
C09	11.05.2023	SWALE LEVELS ADDED	JCM	JCM	JLS
C08	05.05.2023	VISIBILITY DISPLAY SHOWN	JCM	JCM	JLS
C07	14.12.2022	BUS STOP KERBING SHOWN	JCM	JCM	JLS
C06	13.10.2022	BUS STOP KERBING SHOWN	JCM	JCM	JLS
C05	29.09.2022	WHITE EDGING LINES REMOVED	JCM	JCM	JLS
C04	20.09.2022	TACTILE PAVING SHOWN	JCM	JCM	JLS
C03	16.08.2022	TRAFFIC CALMING MEASURES ADDED	JPR	JCM	JLS
C02	25.07.2022	UPDATED TO SUIT TECHNICAL AUDIT COMMENTS	JPR	JCM	JLS
C01	13.07.2022	CONSTRUCTION ISSUE	JPR	JCM	JLS

DRAWING STATUS: CONSTRUCTION

CLIENT: CASEY

ARCHITECT: TADW

PROJECT: BROAD OAK, LINTHWAITHE

TITLE: EXTERNAL WORKS PLAN (4 OF 4)

STATUS: S2	PROJECT NUMBER: 219-174	DRAWING No: BRO-AJP-00-ZZ-DR-C-1403	REV: C09
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SCALE @ A1: 1:250	DESIGNED: JCM	DRAWN: JCM	CHECKED: JLS	APPROVED: JLS	DATE: DEC 2021
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