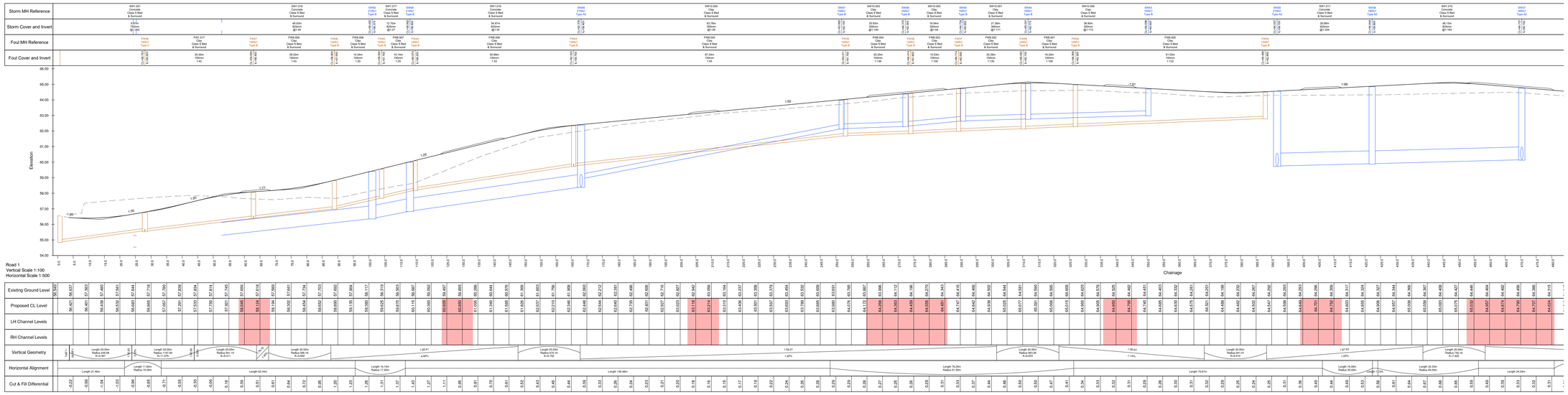

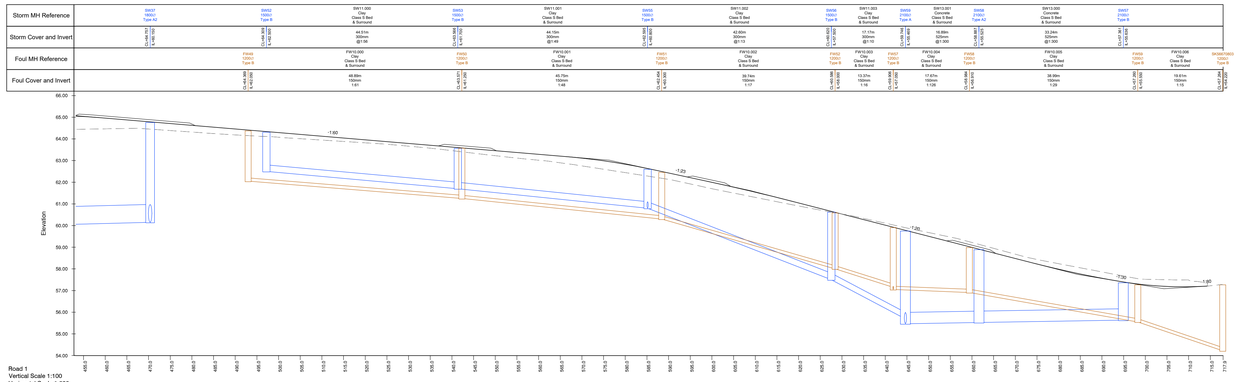

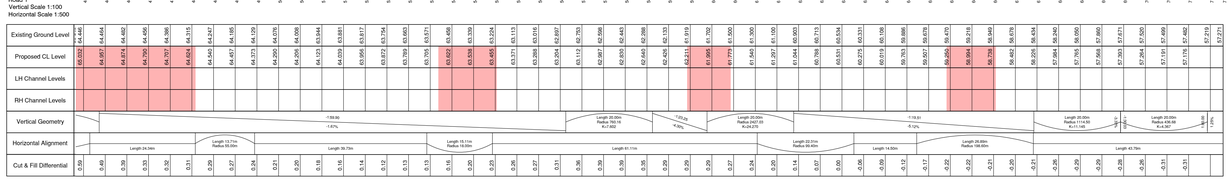

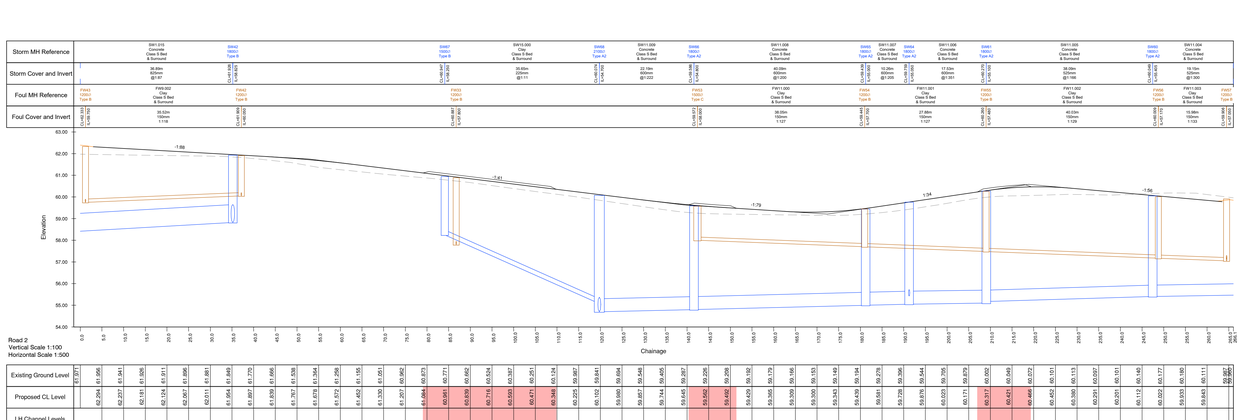

UNTIL TECHNICAL APPROVAL HAS BEEN GRANTED BY THE RELEVANT LOCAL AUTHORITIES AND STATUTORY UNDERTAKER, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS FOR APPROVAL AND NOT FOR CONSTRUCTION. ANY WORKS TO COMMENCE PRIOR TO APPROVAL BEING GIVEN, IS AT THE CLIENT'S RISK.

GENERAL NOTES

1. Do not scale this drawing. If in doubt, ask.

2. This drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details.

3. All dimensions are in metres unless noted otherwise. All levels are in metres unless noted otherwise.

4. Any discrepancies noted on site are to be reported to the Engineer immediately.

5. The Contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately in writing, should any errors be found.

6. It is the responsibility of the Contractor to locate any service apparatus in the vicinity of the works. Rodgers Leask will accept no claims whatsoever in respect of any losses or damage caused in respect of such apparatus, however caused.

7. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health And Safety At Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liason with the Principal Designer within his rates.

8. The Contractor is responsible for ensuring that all works are to the satisfaction of the site Engineer, and shall be deemed to have included within his rates for any necessary testing.

9. The Contractor will be responsible for providing all necessary de-watering and trench support to execute the works in a satisfactory manner, and shall be deemed to have allowed for the same within his rates.

10. All buried concrete products and mortar shall be made using sulphate resisting cement.

11. No deep rooted trees or shrubs to be planted within 5m of a public or prospective public sewer.

12. All highway works to be carried out in accordance with NCC Design guide and Specifications.

13. Traffic signs and road markings shall comply with the requirements of chapters 3, 4 & 5 of the Traffic Signs Manual as modified by the Traffic Signs Regulations and General Directions 2016.

14. All road markings shall be laid in thermoplastic screed with added ballotini and shall comply with the requirements of cl. 1212 of the Specification for Highway Works.

15. Sewers shall be constructed to the satisfaction of Severn Trent Water and in accordance with the Design and Construction Guidance (DCG) with no variation allowed.

16. All pipes 300mm dia or less shall be Extra Strength Vitrified Clay. Pipe joints shall be spigot and socket flexible joints. Sleeve type joints will not be permitted. Above 300mm to be class 120 concrete.

17. All pipes shall be laid with soffits level unless stated otherwise.

18. Design subject to approval by Nottinghamshire County Council and Severn Trent Water.

19. Where pipe crossing, plastic membrane to be used for protection to eliminate any chances of cross contamination.

20. Infill covers and frames within block paved areas are not to be used.

21. Easements at any change of width should be 2.5m either side of pipes up to 300mm Ø, and 5m either side of pipes greater than 300mm Ø.

22. All manhole covers to be 675mm x 675mm cover and frame to maintain 600x600mm clear opening, unless otherwise stated, in accordance with the BS EN 124 Class D400 and embossed FW or SW as appropriate.

23. Covers and frames to be kitemarked.

24. Protective concrete cover slabs to be used on pipes in non-trafficed areas which don't achieve 900mm cover and in trafficed areas that dont achieve 1200mm cover.

25. Precast concrete manhole rings are not to be cut under any circumstances.

26. Sewers or lateral drains should not be located closer to trees/bushes/shrubs than the canopy width at mature height, except where special protection measures are provided, in accordance with B7.6 .

27. All drainage offered for adoption has been designed to not attenuate flows in excess of 1:30 year storm return period.

28. No backdrop connections to the adoptable network.

100MM TO BE ADDED FOR RAISED AREAS TO ALL COVER LEVELS AND PROPOSED ROAD LEVELS WHERE SHOWN IN RED HATCHING

75MM TO BE ADDED FOR RAISED AREAS TO ALL COVER LEVELS AND PROPOSED ROAD LEVELS WHERE SHOWN IN GREEN HATCHING

WARNING TO PURCHASERS: Property Misdescriptions Act 1991

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, (social affordable housing, community buildings, play areas and POS) is subject to change to reflect changes in the planning permission for the development. Please ask your solicitor to whom full details of any planning consents including layout plans will be available.

Trees and landscaping are not intended to form part of any contract or warranty unless specifically stated in writing into the contract.

Rev	Description	Initial	Date
A	Primary foul drainage realigned	MJA	26.02.21
B	Revised to suit STW comments - change in manhole type, pipe material	JZ	09.06.21
C	Minor adjustments to suit updated layout Rev N	JZ	10.11.21
D	Minor alterations to Road 1 geometry and chambers at CH670	MJA	30.11.21
E	Additional notation	MJA	16.12.21
F	Updated to status approved for use AFU	JZ	07.01.22
G	Updated CLs for road 1 changes	JZ	01.04.22
H	SW57 amended	JZ	22.04.22

1:500 10 20 30

LONG SECTION SHEET 1

STONEBRIDGE

BARRATT HOMES

DAVID WILSON HOMES WHERE QUALITY LIVES

Drwg No.	H8064-314-01	Rev	H
Scale	1:500 @ A0	Date	12.02.21
Drawn by	MJA	Checked by	NMF

NORTH MIDLANDS
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