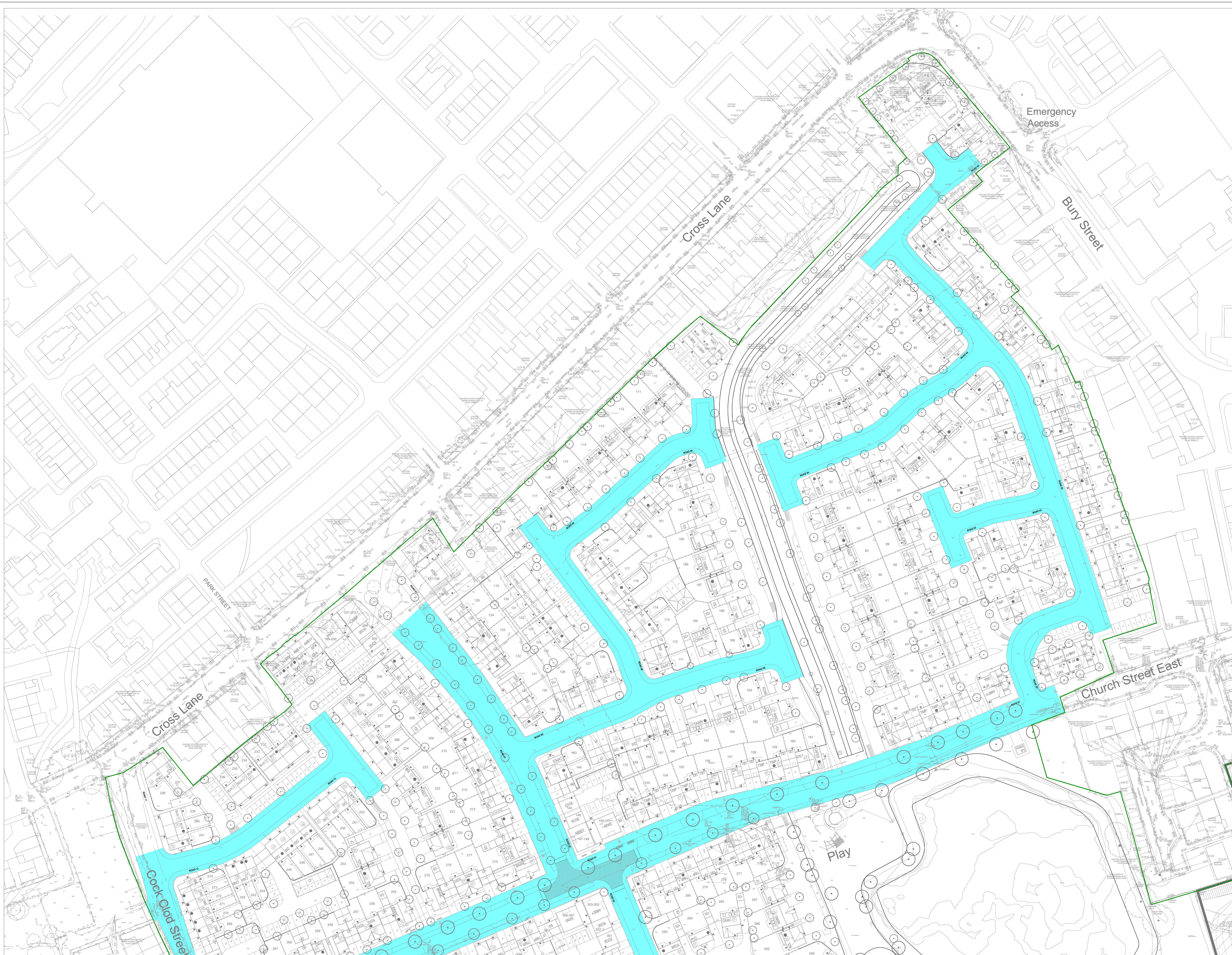




The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer inlet levels at connection points and ensure that they are fully consistent with the contents and requirements of the site plan and the relevant drawings. The Contractor is to confirm building levels and levels of connection points with the relevant authorities (specifications, Building Regulations etc. whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Areas of ground relief, such as support walls, embankments, etc. are shown in plan. The Contractor is to ensure that all foundations and structures which are to be constructed in accordance with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where necessary. Any suspected ground or ground conditions or on either the ground surface or below ground, discovered by a subsequent investigation, earthworks shown indicate the location for guidance. Further investigation should be investigated further by a suitable competent person. Where any existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted in accordance with the relevant standards and specifications. The Contractor is to ensure that all trees are protected and maintained to be provided to accommodate the proposed tree planting, where applicable.

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GENERAL NOTE

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished Floor levels and are 150mm above stippled finished ground levels unless otherwise indicated.
 - Levels of the existing road at the point of this stippled site should not be checked for its commencement of works.
- Any discrepancies between the details shown and actual site conditions to be reported immediately to the Engineer for the Engineer's assessment of works.
- The Contractor is to check and verify in accordance with the *Architects details* all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are correct and in accordance with the *Architects details* and the *Engineers details*.
- The Contractor is to comply in all respects with current building legislation, Statutory Standard Specifications, Building Regulations, and all other relevant legislation, codes of practice, and standards.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure detailed (including drainage) shall be investigated by the Engineer or a suitably qualified person, and the results of the investigation to be submitted to the Engineer for his/her assessment. The results of the investigation report should also be immediately referred to the Engineer, where appropriate, for his/her assessment. The results of the investigation should be used to inform the design, and the design should be updated by a suitable expert. Any earthwork should include typical types for drainage only and not for structural purposes.
- Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for protection of trees and vegetation. The Contractor is to ensure that the design and construction of the scheme from drainage and services, where applicable, is a foundation to be provided to accommodate the retention of trees and vegetation.

ADOPTABLE ROADS AND SEWER

- Roads, footways and parking bays which form part of the highway to be included under Section 38 of the Highways Act 1980, and any other highway, whether or not a highway, to be included under Section 153 of the Highways Act 1980.
- Sewers to be included under Section 104 of the Water Resources Act 1989 shall mainly refer to the Water Authorities Association 'Design & Construction Code of Practice for Sewers and Sewers Under Construction' (1997).
- All pipes to be used as adoptable sewers shall be either clayware or BS EN 295 or concrete to BS EN 12181 and BS EN 12181 Part 1 with Class 2 Sewers unless otherwise stated. 3000 depth of the Adopting Authority shall be the minimum depth for all sewers to be adopted with the relevant Certificate of Compliance (BS EN 1241) may be used.
- All pipes shall be 1500mm or less than 1500mm adoptable carriageway kerbs shall be fixed to the formation of the carriageway with compacted DTP Type 1 material.
- Where cover to a pipe is less than 225mm under adoptable carriageway shall be provided with concrete or concrete slabs to BS EN 12404. Where the cover is less than 150mm and it is not possible to be reported to the Engineer immediately.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to construction of the sewer. Any difference between adopted and existing invert details is to be reported to the Engineer immediately.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to construction of the sewer. Any difference between adopted and existing invert details is to be reported to the Engineer immediately.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to construction of the sewer. Any difference between adopted and existing invert details is to be reported to the Engineer immediately.
- Trench bedded to allow backfill, standard material not accepted & rejected to be backfilled in

Extent of Adoption Legend

-  Proposed Extent of Adoption
  Site Boundary
- Visibility Splay

EXISTING SEWERS/ UTILITIES HAVE BEEN SHOWN BASED ON PROVIDED SEWER RECORDS, CCTV, DRAINAGE SURVEYS & INTERPOLATION BETWEEN ALL INFORMATION AVAILABLE. EXACT LOCATION, SIZE, IL & CL OF EXISTING ASSETS NEEDS TO BE CONFIRMED PRIOR TO DETAILED DESIGN.

D	Extents of adoption amended to suit latest layout changes.	12/07/2024	JP
C	Extents of adoption amended to suit latest layout changes.	27/10/2023	LJ
B	Extents of adoption amended to suit client comments.	10/02/2023	LJ
A	Extents of adoption amended to suit latest planning layout. First Issue	23/01/2023 12/12/2022	LJ LJ

Rev.	Description	Date	By
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Drawing Status **PLANNING**

Please note while these drawings may be used for tender purposes, drawings are subject to the

Bury Highways approval as part of ongoing consultations and design checks. Amendments may therefore be requested.

Client



Project	Papermills, Bury
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Lancashire

Title	Extents Of Adoption -
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Layout Plan - Sheet 1 of 2

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BANNERS GATE

BANNERS GATE

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Date	1:500 g AD	Checked	LB
Date	December 2022	Checked	LJ

Folio	Drawing
22166 / dwgs / civils / current	22166 / PL100 (i) - D

[illegible]