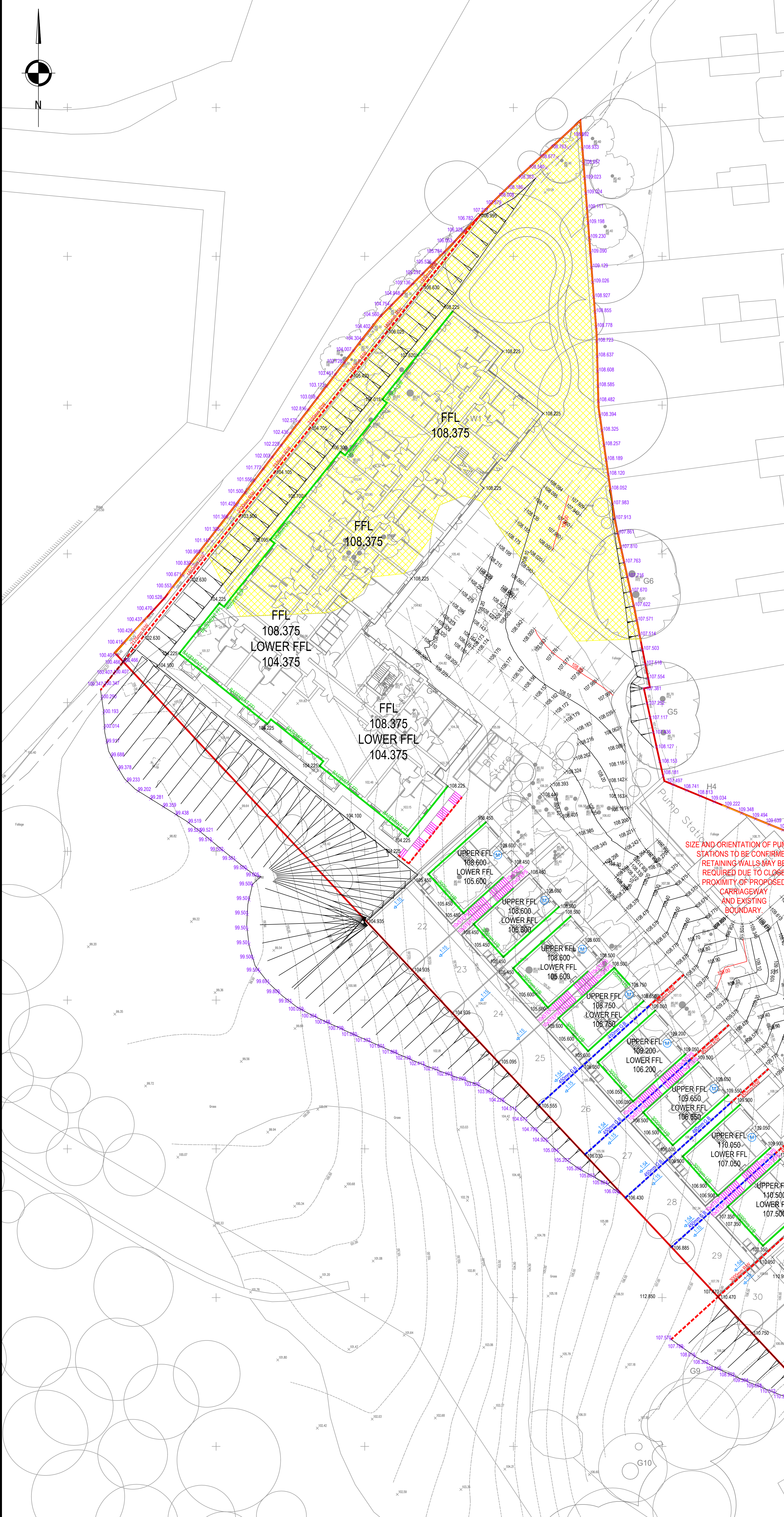




GENERAL NOTES

- 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 REGARDS 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 TIMES
 - THE OUTSIDES OF ALL SEWERS SHALL BE A MINIMUM OF 1.0m FROM KERB LINES AND THE OUTSIDE OF MANHOLES SHALL BE A MINIMUM OF 0.5m FROM KERB LINES
 - 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 MATERIALS TO BEAR THE RELEVANT B.S. KITEMARK AND COMPLY FULLY WITH THE SPECIFICATIONS. ALL CONCRETE & CONCRETE PRODUCTS MUST USE SULPHATE RESISTANT CEMENT (UNLESS THE SITE INVESTIGATION REPORT PROVES THAT SULPHATE ATTACK FROM SOILS AND GROUNDWATER WILL NOT OCCUR TO WITHSTAND A CLASS
 - ALL OPENING NOTICES ETC. AS REQUIRED UNDER HIGHWAYS ACTS ETC. ARE TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS. ALL WORKS ARE TO BE INSPECTED BY L.A., NHBC OR THE NETWORK OPERATOR AS APPLICABLE.
 - WHERE "ULTRA RIB" UPVC PIPES (OR SIMILAR APPROVED) ARE USED IN ADOPTABLE DRAINAGE THEY SHALL STILL BE HANDLED AND LAID IN ACCORDANCE WITH THE SPECIFICATION AND GUIDANCE ISSUED BY THE HIGH PERFORMANCE PIPE ASSOCIATION.
 - A CLASS S BED AND SURROUND MUST BE USED FOR SUCH PIPES. TRENCH BACKFILL IN HIGHWAYS TO WITHIN 1M OF HIGHWAY SHALL AS DIRECTED BY THE HIGHWAY AUTHORITY BE A SUITABLE GRANULAR MATERIAL ALL IN ACCORDANCE WITH SEWERS FOR ADOPTION CL. 4.3.4.
 - S LAB LEVELS SHALL NOT BE VARIED WITHOUT REFERENCE TO THE ENGINEER FOR GUIDANCE
 - DOMESTIC DRAINAGE SHALL BE TO BUILDING REGULATIONS APPROVED DOCUMENT H. 110mm U.P.V.C. PIPES LAID TO THE FOLLOWING MINIMUM FALLS UNLESS OTHERWISE SHOWN.
- | HEAD RUN | FOUL | S.W. |
|-----------|---------|----------|
| ELSEWHERE | 1 IN 40 | 1 IN 60 |
| | 1 IN 80 | 1 IN 100 |
14. ALL GULLY CONNECTIONS TO BE 150mm VITRIFIED CLAY UNLESS NOTED OTHERWISE
15. MINIMUM COVER TO DRAINAGE SOFFIT LEVEL:
- | LANDSCAPED | TRAFFICKED AREAS | HIGHWAYS |
|------------|------------------|----------|
| 0.600m | 0.900m | 1.200m |
- CLASS 'S' BEDDING AND SURROUND TO BE USED WHERE MINIMUM COVER IS ACHIEVED.
 - WHERE MINIMUM COVER IS NOT ACHIEVED CLASS 'Z' BEDDING AND SURROUND (CONCRETE ENCASEMENT) IS TO BE USED.

KEY

- PART M LEVEL ACCESS COMPLIANT
- RELOCATED PATH TO PROVIDE FLUSH ACCESS
- RELOCATED PARKING BAY TO SUIT PATH LOCATION
- STEP
- EXTERNAL STEPS FOR ACCESS (STANDARD MEASUREMENT: 150mm RISE/300mm GOING)
- 150mm UB
- 450mm G.B.
- 450mm F.O.E.
- 750mm R.W.
- 1:20
- APPROXIMATE MAXIMUM GRADIENT IN GARDEN/DRIVEWAY
- GROUND TO BE BATTERED TO MAXIMUM GRADIENT OF 1:3
- > 100.500
- > 100.500
- EXISTING TOPOGRAPHY LEVEL
- TOPOGRAPHY INFORMATION MISSING

SIZE AND ORIENTATION OF PUMP STATIONS TO BE CONFIRMED
RETAINING WALLS MAY BE REQUIRED DUE TO CLOSE PROXIMITY OF PROPOSED CARRIAGEWAY AND EXISTING BOUNDARY

P07	26.09.2025	UPDATED TO SUIT LATEST ARCHITECTS LAYOUT	LS	KOB	KOB
P06	24.07.2025	PROPERTY LEVEL SPLITS REMOVED FROM SPECIFIC PLOTS AS PER CLIENT REQUEST	JLJ	KOB	KOB
P05	21.07.2025	RETAINING WALL UPDATED AT PLOT 41 PARKING BAY	LS	KOB	KOB
P04	11.03.2025	UPDATED TO SUIT LATEST ARCHITECTS LAYOUT	LS	KOB	KOB
P03	18.02.2025	MISSING TOPOGRAPHY INFORMATION HIGHLIGHTED	LS	KOB	KOB
P02	31.01.2025	UPDATED TO SUIT SPLIT LEVELS PLOTS	LS	KOB	KOB
P01	24.01.2025	PRELIMINARY ISSUE	LS	KOB	KOB
REV	DATE	DESCRIPTION	BY	CHK	APP

DRAWING STATUS:	PRELIMINARY
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CLIENT:	WESTSHIELD
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ARCHITECT:	PADDOCK JOHNSON
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PROJECT:	STAND GOLF CLUB ASHBOURNE GROVE MANCHESTER
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TITLE:	SITE A FINISHED LEVELS AND RETAINING WALLS SHEET 1
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STATUS:	PROJECT No:	PROJECT	ORIGINATOR	VOL	SYS	LEVEL	TYPE	ROLE	DRAWING No:	REV:
S2	224-181	SGC - AJP - XX - 00 - DR - C - 1401	P07							
SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:					
1:250	LS	LS	KOB	KOB	JAN 2025					

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