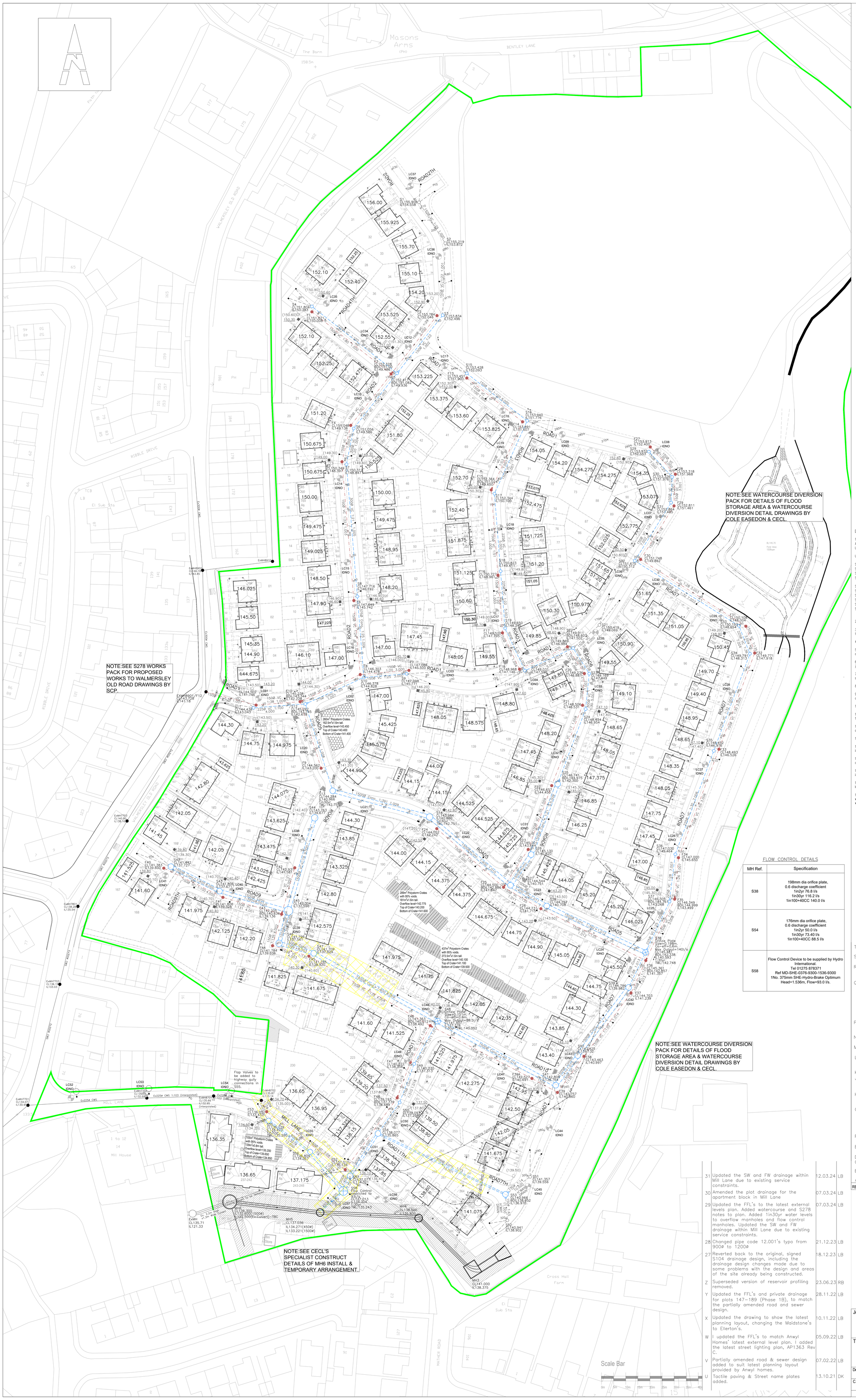

WARNING TO HOUSE-PURCHASERS

Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified matters prescribed by any Order made under the above Act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially fron those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

LIGHTING APPARATUS LEGEND

Lighting Column:

Proposed galvanised tubular steel lighting column of 6.0 metre nominal height with a planted base as supplied by Mallatite to Bury Metropolitan Council Street Lighting Specification.

Manufacturer Reference: 0106MDPT

Luminaire:
Proposed post top mounted Philips DigiStreet luminaire

Manufacturer Ref: BGP760 20LED DW50

Lumen Output:	6.00klm
Colour Temperature:	Neutral White
Luminaire Tilt Inclination:	0°
Control Gear:	DALI enabled driver
Control Type:	Philips CityTouch node 35lux (1:0.5 ratio)
Dimming Profile:	SEE SCHEDULE
Supply:	IDNO
Primary Isolator:	IDNO Approved Double Pole
Secondary Isolator:	N/A
Internal Wiring:	Wiring to luminaire shall be 1.5mm² PVC insulated flexible cable
Door Orientation:	Side Road - Facing road

Lighting Column:
Existing lighting column to be replaced.

Manufacturer Reference: N/A

Luminaire:
N/A

Manufacturer Ref: N/A

Lumen Output:	N/A
Colour Temperature:	N/A
Luminaire Tilt Inclination:	N/A
Control Gear:	N/A
Control Type:	N/A
Dimming Profile:	N/A
Supply:	DNO
Primary Isolator:	IDNO Approved Double Pole
Secondary Isolator:	N/A
Internal Wiring:	Wiring to luminaire shall be 1.5mm² PVC insulated flexible cable
Door Orientation:	Side Road - Facing road

NOTES.

1. THIS DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE CDM REGULATIONS 2015 REGULATION 9.
2. NO ACCOUNT IS TAKEN FOR THE BLOCKING EFFECT CAUSED BY BUILDINGS, TREES ETC.
3. THE CALCULATION SHOWN BY THIS DRAWING ASSUMES THAT THE WHOLE AREA BEING CONSIDERED IS IN THE SAME PLANE,I.E. THERE ARE NO CHANGES IN GRADIENT OR ELEVATION.
4. ALL NEW UNITS TO HAVE INDIVIDUAL DNO SERVICE CONNECTIONS WITH DOUBLE POLE CUT OUTS.
5. ALL EQUIPMENT TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH BURY COUNCIL SPECIFICATION.
6. ALL COLUMN POISTIONS TO BE AGREED WITH SITE ENGINEER.
7. UNIT REFERENCES FOR INSTALLATION USE ONLY.

ENGINEERING LAYOUT NOTES

1. All adoptable drainage works have been designed and are to be constructed in accordance with 'Sewers for Adoption, 6th Edition', and United Utilities 'Guidelines for Sewer for adoption 6th Edition'. Where specification conflicts, UU guidelines shall take presidence.

United Utilities Standard details to be used are:

STND/19/001A	Manhole Type 1
STND/19/002A	Manhole Type 2 and Invert Access Detail
STND/19/003A	Shallow Manhole Detail for Small Diameter Pipes (Type 4)
STND/19/004A	Shallow Surface Water Manhole Detail – Restricted Headroom (less than 2.0m) – For Pipe Sizes 450Dia and Above
STND/19/005A	Flow Control Manhole Detail
STND/19/007A	External Backdrop Detail
STND/19/008A	Pipe Bedding Detail
STND/19/010A	Variable Manhole – Guidance Notes
STND/19/011A	Headwall Type 1 and Typical Outlet Grille Detail
STND/19/012A	Typical Outfall Details Type 2 & Type 3

2. All clay pipe work shall be Extra Strength Clayware to BS 295 and BS 65 (SW pipes only).

3. All precast concrete pipework shall be to Class 120 in accordance with BS5911 Part 1, BS EN 1916 and bear the BS kitemark.

4. All adoptable drainage to be bedded in Class S granular surround unless otherwise stated.

5. All Concrete manholes and Sookaways rings, Concrete cover slabs and Con to be manufactured to BS EN 1917 and BS 5911:Part 3.

6. Rising Mains to be Black Polyethylene Pipes complying to BS EN 13244-2. Polyethylene fittings, including fusion joints, and electro-fusion fittings shall comply with BS EN 13244-2.

7. All levels relate to Ordnance Datum. Contractor to ensure that this drawing is read in conjuction with the site specific Topographical Survey provided by Barratt Manchester and the Benchmark information provided.

8. This drawing is to be read in accordance with all other relevant drawings.

9. The contractor shall be responsible for ensuring that any existing invert levels indicated on the drawings are correct before work commences.

10. All proposed connections to the sewer shall be 150ø unless stated otherwise.

11. All private house drainage shall be 100ø and all drag-out connections shall be 150ø at a minimum gradient of 1:80 unless otherwise stated and laid in accordance with Part H of the the Building Regulations.

12. Runoff from private surfaces shall not discharge across the highway. Gullies or channels shall be provided as appropriate to prevent this.

13. Pram crossings shall be provided at the inner tangent points of all junctions.

14. Pipes shall be protected from concentrated loading by construction traffic during the construction period when insufficient cover to the pipe may make them vulnerable to damage.

15. Insitu CBR tests of the road formation level are to be carried out to determine the depth of pavement construction required. This is to be approved by the adopting authority prior to construction of the road pavements.

16. Groundworker to ensure that plot drainage be within the curtilage of the plot they serve where possible and inspection covers kept within hardstandings where possible.

17. Contractor to provide United Utilities with sufficient notice prior to commencement of Sewer works on their Inspections telephone number. Tel 0845 602 0406.

18. Contractor to obtain all necessary Highway opening notices from the relevant Local Authority, obtain approval to work on United Utilities Sewerage System, obtain approval to method statement from the Environment Agency for any works affecting a watercourse.

ENGINEERING KEY

S1	Adoptable S.W. Sewer & Manhole	F1	Adoptable F.W. Sewer & Manhole
	S. Water Drag-Out and Invert		Foul Drag-Out and Invert
	Adoptable Road Gully	YG	Yard Gully
	Street Name Plate		

FLOW CONTROL DETAILS

MH Ref.	Specification
S38	198mm dia orifice plate, 0.6 discharge coefficient 1in2yr 76.8 l/s 1in30yr 116.2 l/s 1in100+40CC 140.0 l/s
S54	176mm dia orifice plate, 0.6 discharge coefficient 1in2yr 50.0 l/s 1in30yr 73.40 l/s 1in100+40CC 88.5 l/s
S58	Flow Control Device to be supplied by Hydro International. Tel 01275 878371 Ref MD-SHE-0376-9300-1536-9300 1No. 375mm SHE-Hydro-Brake Optimum Head=1.536m, Flow=93.0 l/s.

REV	DESCRIPTION	DATE	DRAWN
T	Flood storage Area amended to suit Cole Easdon's latest design.	07.09.21	DK
S	Surface water plot drainage amended to suit use of deep flow gutters.	27.05.21	DK
R	Planning layout rev P used with Cole Easdon's latest proposed watercourse alignment.	12.02.21	DK
Q	Culvert levels and gradients amended to tie into modelling. SW10.001 upsized to 1500ø, 12.000,12.001 & 13.000 downsized to 600ø. Polystorm crates near outfall amended & orifices amended to suit new design. Gullies amended to all ramp locations. CLs amended throughout to suit latest road design.	13.01.20	DK
P	Plot drainage changed to show correct RWP and soil stack positions for the Ellerton Housetype and white lining added.	12.10.20	LB
N	Finished Floor levels updated to suit the latest External levels plans.	28.07.20	LB
M	Cover levels updated to suit the latest planning layout rev L	16.06.20	LB
L	Amended to suit latest planning layout rev L, polystorm crates outside plot 144 amended to fit within POS.	11.06.20	DK
K	Street Lighting design added.	14.01.20	DK
J	Polystorm crate volume increased for SW 1.009 & 1.010 to suit amended drainage calcs. Orifice diameters amended to suit.	04.12.19	DK
H	Flow controls changed to orifice plates. SW Pipe 2.000 upsized from 150ø to 225ø.	20.11.19	DK
G	Planning layout rev G inserted, plots 265,266 lifted to suit Cole Easdon's river modelling requirements. Drainage CLs & ILs amended at the end of Road7/ Road7TH to tie in with lifted road levels.	18.10.19	DK
F	Planning layout rev F inserted, plots 10–21 amended slightly to suit.	10.09.19	DK
E	Fully amended road & sewer design added to suit latest planning layout rev E.	09.08.19	DK
D	FFLs amended to suit cut & fill rev A.	02.07.19	DK
C	FFLs amended to latest planning layout PL02 rev B.	04.01.19	LB
B	FFLs amended to latest planning layout rev J. Drainage design removed.	10.01.18	DK
A	Full road & sewer design added.	06.11.17	DK
31	Updated the SW and FW drainage within Mill Lane due to existing service constraints.	12.03.24	LB
30	Amended the plot drainage for the apartment block in Mill Lane	07.03.24	LB
29	Updated the FFL's to the latest external levels plan. Added watercourse and S278 notes to plan. Added 1in30yr water levels to overflow manholes and flow control manholes. Updated the SW and FW drainage within Mill Lane due to existing service constraints.	07.03.24	LB
28	Changed pipe code 12.001's typo from 900ø to 1200ø	21.12.23	LB
27	Reverted back to the original, signed S104 drainage design, including the drainage design changes made due to some problems with the design and areas of the site already being constructed.	18.12.23	LB
Z	Superseded version of reservoir profiling removed.	23.06.23	RB
Y	Updated the FFL's and private drainage for plots 147–189 (Phase 1B), to match the partially amended road and sewer design.	28.11.22	LB
X	Updated the drawing to show the latest planning layout, changing the Maidstone's to Ellerton's.	10.11.22	LB
W	I updated the FFL's to match Anwyl Homes' latest external level plan. I added the latest street lighting plan, AP1363 Rev C.	05.09.22	LB
V	Partially amended road & sewer design added to suit latest planning layout provided by Anwyl homes.	07.02.22	LB
U	Tactile paving & Street name plates added.	13.10.21	DK

BARRATT HOMES

MANCHESTER

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Didsbury
Manchester
M20 2YY
Tel: 0161 447 5800

Job
Tetrosyl
Bury

Title
Engineering Layout

Design By	Date	Drawing Number	Rev
DK	02.04.15	456/ED/02	31
C.A.D By DK	Scale @ A0 1:500		