



8m Buffer Zone to Watercourse

Retention Basin 28
 RL: 106.25m
 Top of Basin: 107.15m
 Volume: 160m³
 Lowest contributing level: 106.860

Retention Basin 3
 RL: 109.25m
 Top of Basin: 111.35m
 Volume: 160m³
 Lowest contributing level: 111.120

Street Lighting Key

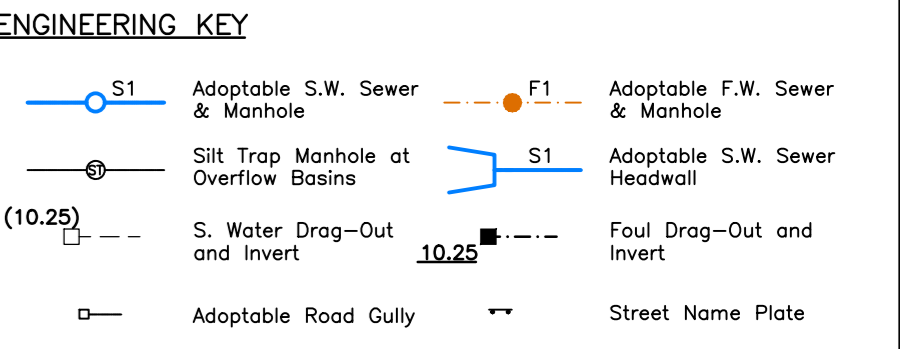
- 4M TUBULAR STREET LIGHTING COLUMN WITH GLASS EPOXY ROOF TREATMENT
 COLUMN TO BE FITTED WITH 1M2 POST-MOUNTED LUMENS SCHEMATA A1A 2.1 1600
 COLUMN SQUARE CROSS SECTION SHALL BE FITTED WITH LUCKY COLOUR COATED 100/10
 SWITCHING FACTORS SET TO DIM @ 50% FROM 19.00HRS TO 07.00HRS
- 5M TUBULAR STREET LIGHTING COLUMN WITH GLASS EPOXY ROOF TREATMENT
 COLUMN TO BE FITTED WITH 1M2 POST-MOUNTED LUMENS SCHEMATA A1A 2.1 1600
 COLUMN SQUARE CROSS SECTION SHALL BE FITTED WITH LUCKY COLOUR COATED 100/10
 SWITCHING FACTORS SET TO DIM @ 50% FROM 19.00HRS TO 07.00HRS
- 6M HORIZONTAL TUBULAR STREET LIGHTING COLUMN WITH GLASS EPOXY ROOF TREATMENT
 COLUMN TO BE FITTED WITH 1M2 POST-MOUNTED LUMENS SCHEMATA A1A 2.1 1600
 COLUMN SQUARE CROSS SECTION SHALL BE FITTED WITH LUCKY COLOUR COATED 100/10
 SWITCHING FACTORS SET TO DIM @ 50% FROM 19.00HRS TO 07.00HRS
- 6M HORIZONTAL TUBULAR STREET LIGHTING COLUMN WITH GLASS EPOXY ROOF TREATMENT
 COLUMN TO BE FITTED WITH 1M2 POST-MOUNTED LUMENS SCHEMATA A1A 2.1 1600
 COLUMN SQUARE CROSS SECTION SHALL BE FITTED WITH LUCKY COLOUR COATED 100/10
 SWITCHING FACTORS SET TO DIM @ 50% FROM 19.00HRS TO 07.00HRS
- EXISTING COLUMN AS PER PHASE 1 DESIGN
- LOW COLUMN IDENTIFICATION NUMBER

WARNING TO HOUSE-PURCHASERS
 Property Management Act 1995

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material. It is a preliminary drawing and is not intended to be treated as a contract. The contents of this drawing may be subject to change at any time and alterations and variations may 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 from those shown. For the contents of this drawing consult a contract, part of any contract or warranty.

ENGINEERING NOTES

1. All suitable design works have been designed and are to be constructed in accordance with 'Codes for Adoption, 08 Edition', and related British Standards for Sewer to adopt 08 Edition. Where quotation conflicts, UK standards shall be the precedence.
2. All pipe work shall be Date Strength Classes to BS 205 and BS 45 (DN pipes only).
3. All precast concrete pipework shall be to Class 125 in accordance with BS2011 Part 1, BS EN 1916 and bear the BS Mark.
4. All adoptable drainage to be laid in Class 5 granular surround unless otherwise stated.
5. All concrete manholes and soakaway rings, concrete cover slabs and can to be manufactured to BS EN 1917 and BS 5911 Part 3.
6. Ring Wires to be Black Polyethylene Pipe comply to BS EN 12244-2. Polyethylene fittings, including tees, joints, and end-closure fittings shall comply with BS EN 12244-2.
7. All work shall be in accordance with the Building Regulations and the Building Information provided.
8. This drawing is to be read in conjunction with all other relevant drawings.
9. The contractor shall be responsible for ensuring that any existing level levels indicated on the drawings are correct before work commences.
10. All proposed connections to the sewer shall be 150mm unless stated otherwise.
11. All private house drainage shall be 150mm and all day-road connections shall be 150mm at a minimum gradient of 1:80 unless otherwise stated and laid in accordance with Part H of 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. From crossings shall be provided at the street target points of all junctions.
14. Plans shall be provided from construction leading by construction traffic during the construction period when traffic flow in the pipe may be made when necessary to ensure.
15. In all cases the depth 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 relevant authority prior to construction of the road pavement.
16. Groundwater to ensure that plot drainage is within the cut-off of the plot they serve when possible and feasible covers high water headwater when possible.
17. Contractor to provide United Utilities with sufficient notice prior to commencement of sewer works on their inspection telephone number. Tel: 0845 602 0000.
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 install a network statement from the Environment Agency for any works affecting a watercourse.



FLOW CONTROL DETAILS

MH Ref.	Specification
S110	ADC Office Plate to be Supplied by ADC Tel: 01462 816566, Ref: 5L20190923 3No. 247mm Q-Plate-RW
S324	Crown Flow Control Device to be Supplied Tel: 01344 886 956, Ref: 4280619 1No. 220mm QPS Type Verter Flow Control Unit, Head=3.20m, Flow=42.4 l/s
S414	Crown Flow Control Device to be Supplied Tel: 01344 886 956, Ref: 4280619 122mm QPS Type Verter Flow Control Unit, Head=2.6m, Flow=26.6 l/s

REV	DESCRIPTION	DATE	DRAWN
Q	Revised to Planning Layout Rev 10	07.06.21	CD
P	S107-S109A revised; F102-F105 revised	26.10.20	CD
N	Household, FFLs, and plot drainage revised to suit Planning Layout Rev 09, and new external levels (Sept 2020)	25.09.20	CD
M	SW downpipes revised to suit deep gutters	01.09.20	CD
L	Road 10 chainage revised to suit longsection; Road 10 raised table split into two, gullies and cover levels revised to suit; Street lighting revised	24.06.20	CD
K	S109-S110, F104-F105 revised, S109A & F104A added; S415 split into 2 headwalls, S508 added	27.02.20	CD
J	S501-S502 revised; Cover levels revised within raised tables; Tactiles revised	09.12.19	CD
H	Site lifted to reduce soil leaving site. FFLs and cover levels revised	01.11.19	CD
G	Easement from S201-S249 & F321-F23 added; Flow control units updated to Crown spec. & S110 revised to orifice plate; Pond water levels revised to suit new cats; Existing sewer in Road 19 revised; S109 & F104 revised	06.09.19	CD
F	Street lighting and plot drainage added	25.06.19	CD
E	Gradients of SW network 2 revised; S403, S406 & F304 removed	17.04.19	CD
D	Updated to planning layout revision 5	04.03.19	CD
C	Full drainage and level designs revised	11.02.19	CD
B	-	-	-
A	Revised from Proposed FFL dwg to Engineering Layout	-	-

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Job: Chipping Lane Longridge Phases 2 & 3
 Title: Engineering Layout

Design By	Date	Drawing Number	Rev
C.A.F. By FB	15.10.18	459/ED/102	Q
Scale	AS 1:500		