



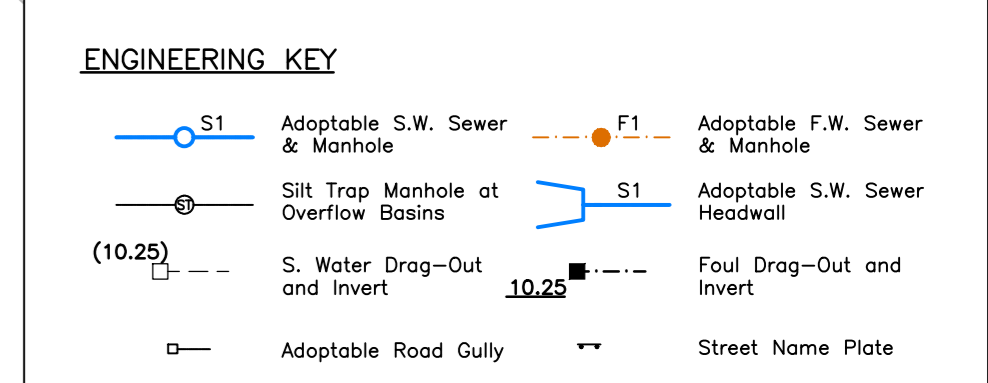
**Street Lighting Key**

- 6M TUBULAR STREET LIGHTING COLUMN WITH GLASS EPOXY ROOT TREATMENT.  
 COLUMN TO BE FITTED WITH LMO, POST-INSTALLED LENSES SCREENS ASIA 1.1 LED  
 COLUMN SQUARE CROSS SECTION 600mm DIA FITTED WITH LUCK PROTECTOR OPERATOR 10/10  
 SWITCHING FACTORY SET TO DIM @ 50% FROM 19:00HRS TO 07:00HRS.
- 8M TUBULAR STREET LIGHTING COLUMN WITH GLASS EPOXY ROOT TREATMENT.  
 COLUMN TO BE FITTED WITH LMO, POST-INSTALLED LENSES SCREENS ASIA 1.1 LED  
 COLUMN SQUARE CROSS SECTION 800mm DIA FITTED WITH LUCK PROTECTOR OPERATOR 10/10  
 SWITCHING FACTORY SET TO DIM @ 50% FROM 19:00HRS TO 07:00HRS.
- 6M TAPERED TUBULAR STREET LIGHTING COLUMN WITH GLASS EPOXY ROOT TREATMENT.  
 COLUMN TO BE FITTED WITH LMO, POST-INSTALLED LENSES SCREENS ASIA 1.1 LED  
 COLUMN SQUARE CROSS SECTION 600mm DIA FITTED WITH LUCK PROTECTOR OPERATOR 10/10  
 SWITCHING FACTORY SET TO DIM @ 50% FROM 19:00HRS TO 07:00HRS.
- 8M TAPERED TUBULAR STREET LIGHTING COLUMN WITH GLASS EPOXY ROOT TREATMENT.  
 COLUMN TO BE FITTED WITH LMO, POST-INSTALLED LENSES SCREENS ASIA 1.1 LED  
 COLUMN SQUARE CROSS SECTION 800mm DIA FITTED WITH LUCK PROTECTOR OPERATOR 10/10  
 SWITCHING FACTORY SET TO DIM @ 50% FROM 19:00HRS TO 07:00HRS.
- EXISTING COLUMN AS PER PHASE 1 DESIGN.

**WARNING TO HOUSE-PURCHASERS**  
 Property Management plan 1515  
 Buyers are warned that this is a working drawing and is not intended to be treated as a descriptive material drawing, 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 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. But the contents of this drawing constitute a contract, part of any contract or warranty.

- ENGINEERING NOTES**
1. All adoptable design works have been designed and to be constructed in accordance with Towns for Adoption, BS 5388, and related British Standards for Sewer to adopt BS 5388, where applicable, unless otherwise stated.
  2. All pipe work shall be Extra Strength (Class) to BS 205 and BS 45 (SW pipe work).
  3. All deep concrete pipework shall be to Class 125 in accordance with BS2811 Part 1, BS EN 1916 and bear the BS Marked.
  4. All adoptable drainage to be bedded in Class 5 granular surround unless otherwise stated.
  5. All concrete manholes and soakaway rings, concrete cover slabs and C&G to be manufactured to BS EN 1917 and BS 5913 Part 3.
  6. Ring Walls to be Block Polyethylene Pipe complying to BS EN 12201-2, Polyethylene fittings, including knee joints, and end-to-end fittings shall comply with BS EN 12201-2.
  7. All levels relate to Ordnance Datum. Contractor to ensure that this drawing is read in conjunction with the site specific Topographic 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 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-vial connections shall be 150mm of a minimum gradient of 1:50 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. Pave crossings shall be provided at the lower target points of all junctions.
  14. Pipes shall be protected from concentrated loading by construction traffic during the construction period when installed cover in the pits may make them vulnerable to damage.
  15. Initial O&M levels 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 pavement.
  16. Contractor to ensure that pit drainage be within the surface of the pit they serve where possible and inspector covers kept well back from the road.
  17. Contractor to provide latched (litter) with sufficient notice prior to commencement of sewer works on their inspectors telephone number. Tel: 0161 852 0400.
  18. Contractor to obtain all necessary highway opening notices from the relevant Local Authority, obtain approval to work on United Kingdom Sewerage System, obtain approval a method statement from the Environment Agency for any works affecting a watercourse.

- UNITED UTILITIES STANDARD DETAILS TO BE USED ARE:**
- SMD/19/001A Manhole Type 1
  - SMD/19/002A Manhole Type 2 and Inlet Access Detail
  - SMD/19/003A Soakaway Detail for Small Diameter Pipes (Type 4)
  - SMD/19/004A Soakaway Surface Water Manhole Detail - Restricted Headroom (less than 2.0m) - for Pipe Sizes 400mm and above
  - SMD/19/005A Flow Control Manhole Detail
  - SMD/19/006A External Backing Detail
  - SMD/19/007A Pipe Bedding Detail
  - SMD/19/008A Manhole Manhole - Solid Base
  - SMD/19/009A Inverted Type 1 and Typical Detail Gully Detail
  - SMD/19/010A Typical Detail Type 2 & Type 3



**FLOW CONTROL DETAILS**

MH Ref.	Specification
S110	ADC Office Plate to be Supplied by ADC Tel: 01462 818866, Ref: SL20190923 3No. 247mm Q-Plate-RW
S324	Crown Flow Control Device to be Supplied by Crown Water Control Tel: 01344 888 996, Ref: 4280619 1No. 220mm 190 Type Vertical Flow Control Unit, Head=3.20m, Flow=42.4 l/s
S414	Crown Flow Control Device to be Supplied by Crown Water Control Tel: 01344 888 996, Ref: 4280619 1No. 190mm 190 Type Vertical Flow Control Unit, Head=2.0m, Flow=26.6 l/s

REV/DESCRIPTION	DATE	DRAWN
P S107-S109A revised; F102-F105 revised	26.10.20	CD
N House types, 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-S49 & 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	FB
Date	15.10.18
Scale	AS1
Drawing Number	459/ED/102
Rev	P