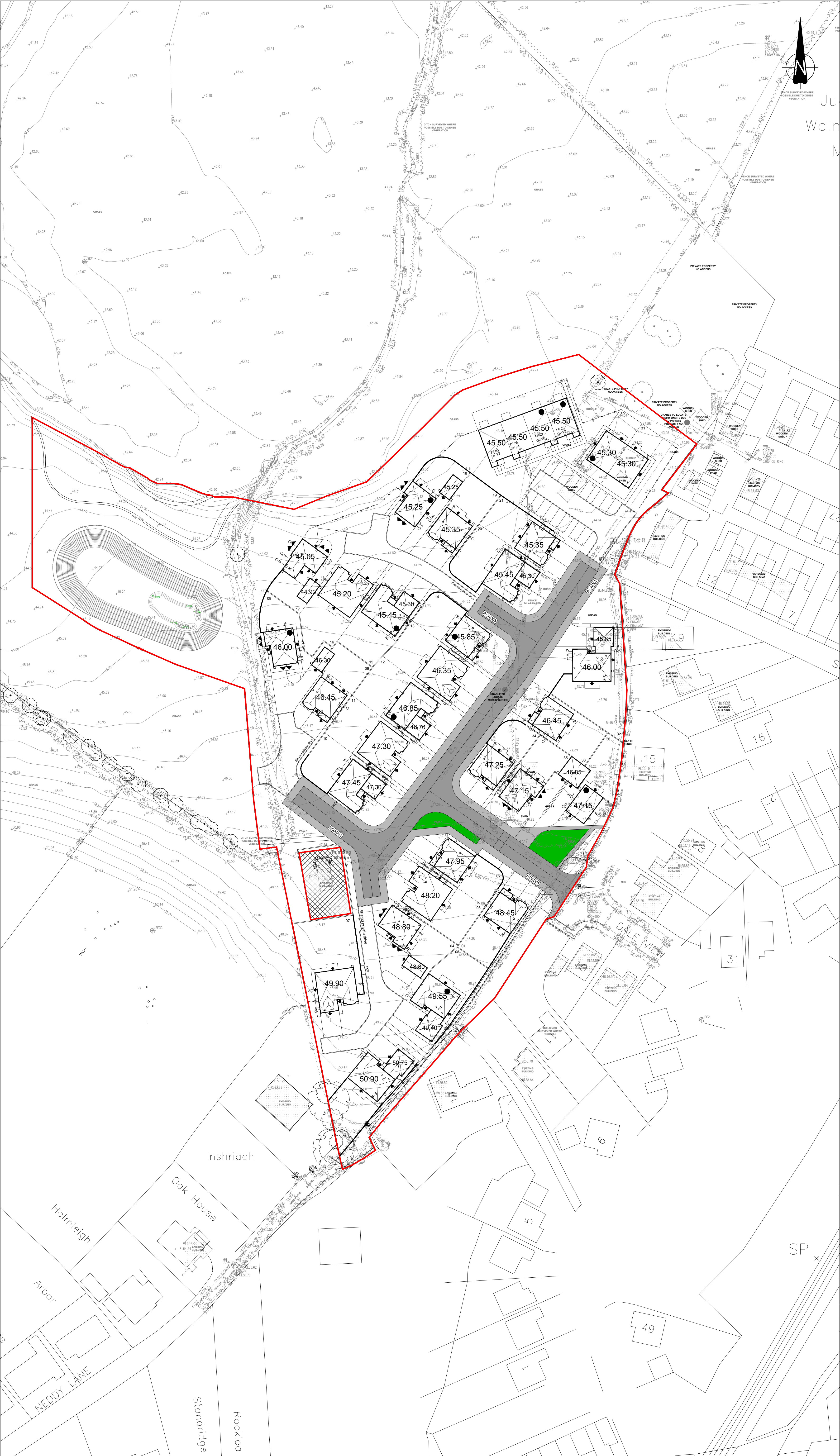




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The Contractor is to check and verify in conjunction with the Architects details at setting out points, building and site dimensions, levels and sewer street levels. The Contractor is to ensure that they are fully compliant with the current requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc, whether or not specifically stated in the drawings.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for soil structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect flat ground or ground contaminants or or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable professional expert. Where existing trees are shown to be retained they should be subject to a full Arboricultural report for safety. All trees are to be planted in a location they are a minimum of 2 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

GENERAL NOTES

- 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 adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of take-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the Engineer prior to commencement of work.

ADOPTABLE ROADS AND SEWERS

- Roads, footways and parking bays which form part of the Highway to be adopted under Section 36 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
- Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Sewerage Sector Guidance (SSG) "Design & Construction Guidance" with any amendments specified by the Adopting Water Authority.
- All pipes to be used in adoptable sewers shall be either clayware to BS EN 295 or concrete to BS EN 1916 and BS 5911: Part 1 with Class 3 bedding unless otherwise stated. With approval of the Adopting Authority 800i wall concentric external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 12475 may be used.
- Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTP Type 1 material.
- Where cover to a pipe is less than 1200mm under adoptable carriageway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTP Type 1 material. Where concrete bed and surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreglass at each pipe joint.
- All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
- Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

Extents of Adoption Legend:

General

140.00 Proposed Finished Floor Level

140.00 Proposed Garage Slab Level

Proposed Highway

Tarmac Carriageway

Tarmac Footway / Margin / Vehicular Crossover

Site Boundary

Grass Verge

Rev.	Description	Date	By
A	Site boundary updated.	01.02.21	RA
-	First Issue	24.01.21	HB

Drawing Status

SCHEMATIC

Drawings are subject to Lancashire County Council approval as part of ongoing consultations and design checks. Amendments may therefore be requested.

Client

REDROW

Project

Neddy Lane
Billington

Title

Extents of Adoption Plan

BANNERS GATE

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Scale	1:500 @ A1	Drawn	HB
Date	January 2021	Checked	RA
File	20023/dwgs/civils/current	Drawing	20023 - SK01 A