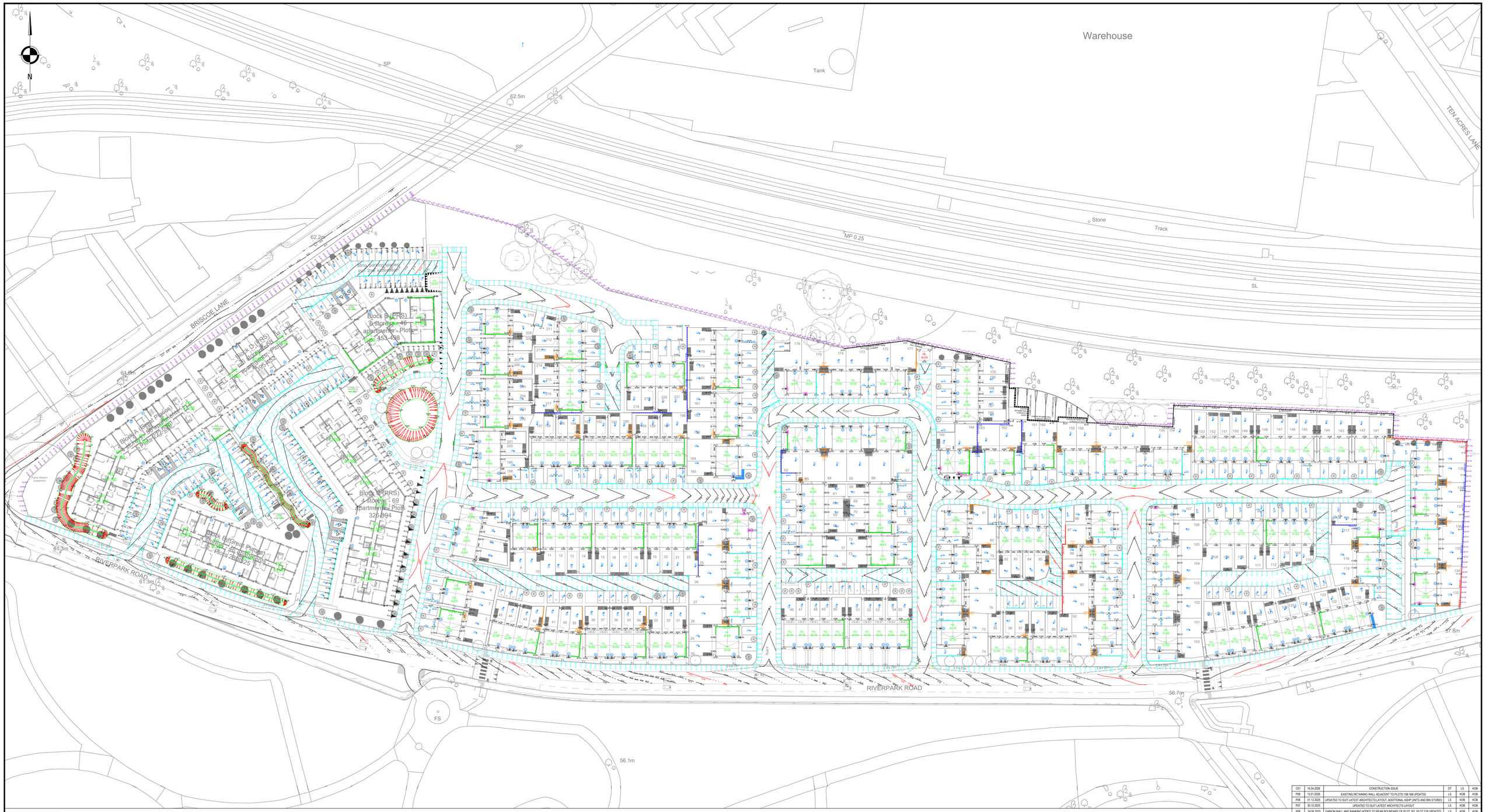


GENERAL NOTES

1. SETTING OUT SHALL BE UNDERTAKEN USING ONLY THE INFORMATION GIVEN. DISTANCES SHOULD NOT BE SCALED FROM THIS DRAWING.

2. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR ADOPTION 6TH EDITION AND UNITED UTILITIES DETAILS & GUIDELINES.

3. THE MINIMUM GRAVITY PIPE DIAMETER UNDER ADOPTABLE HIGHWAYS SHALL BE 150mm

4. 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

5. 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

6. EXISTING FLOWS IN WATERCOURSES, SEWERS AND LAND DRAINS SHALL BE MAINTAINED AT ALL TIMES

7. ONLY TRAINED PERSONNEL SHALL BE PERMITTED TO ENTER CONFINED SPACES

8. ALL METERIALS 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

9. 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.

10. 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.

11. 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.

12. SLAB LEVELS SHALL NOT BE VARIED WITHOUT REFERENCE TO THE ENGINEER FOR GUIDANCE

13. 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.

	FOUL	S.W.
HEAD RUN	1 IN 40	1 IN 60
ELSEWHERE	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; LANDSCAPING 0.600m TRAFFICKED AREAS 0.900m HIGHWAYS 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.

PART M (CIVIL ACCESS) COMPLIANT
RELOCATED PATH TO PROVIDE PLAY ACCESS
EXTERNAL STEPS FOR ACCESS (150mm RISE, 300mm GOING)
PROPOSED UNDER BUILD
PROPOSED SWALE ALIGNMENT
PROPOSED FLAG ON EDGE
PROPOSED MASONRY RETAINING WALL
PROPOSED GABION BASKET RETAINING WALL
PROPOSED FINISHED FLOOR LEVELS TO APARTMENTS AND DWELLINGS
PROPOSED SPOT LEVEL
PROPOSED BOUNDARY LEVEL

C01	16.04.2026	CONSTRUCTION ISSUE	DT	LS	KOB
P09	13.01.2026	EXISTING RETAINING WALL ADJACENT TO PLOTS 158-168 UPDATED	LS	KOB	KOB
P08	01.12.2025	UPDATED TO SUIT LATEST ARCHITECTS LAYOUT, ADDITIONAL ASHP UNITS AND BIN STORES	LS	KOB	KOB
P07	30.10.2025	UPDATED TO SUIT LATEST ARCHITECTS LAYOUT	LS	KOB	KOB
P06	24.06.2025	GABION WALL AND BANKING ADDED TO REAR BOUNDARY OF PLOT 181. PLOT 218 UPDATED.	LS	KOB	KOB
P05	11.06.2025	UPDATED TO SUIT LATEST SITE LAYOUT	DT	KOB	KOB
P04	14.04.2025	UPDATED TO SUIT LATEST ARCHITECTS LAYOUT	LS	KOB	KOB
P03	01.04.2025	UPDATED TO SUIT LATEST ARCHITECTS LAYOUT	LS	KOB	KOB
P02	27.11.2024	LEVELS UPDATED TO SUIT KELLEN HOMES LEVELS PLAN	LS	KOB	KOB
P01	05.11.2024	PRELIMINARY ISSUE	LS	KOB	KOB
REV	DATE	DESCRIPTION	BY	CHK	APP

DRAWING STATUS:
CONSTRUCTION

CLIENT:
KELLEN HOMES

ARCHITECT:
KELLEN HOMES

PROJECT:
RIVERPARK ROAD
MANCHESTER

TITLE:
FINISHED LEVELS AND RETAINING WALLS

MASTERPLAN

STATUS:	PROJECT No.	PROJECT	ORIGINATOR	VOL/SYS	LEVEL	TYPE	ROLE	DRAWING No.	REV
S2	224-165	RPM	AJP	XX	00	DR	C	1400	C01

SCALE @ A0:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:500	LS	LS	KOB	DS	NOV 2024

AJP consulting engineers
0151 227 1462 info@ajpltd.co.uk 01 Dale Street, Liverpool, L2 2ET