A1

TS1
Road hump ahead sign to diag 557.1 and Road hump in the direction and at the distance indicated sign to diag 557.7.

LIMIT OF ADOPTED HIGHWAY TIE IN POINT

HIGH POINT OF ROAD AT 68m

Existing unadopted highway to be improved to adoptable standards

Existing unadopted highway constructed to adoptable standards

Proposed HB2 kerb

Proposed BN Bullnosed kerb

Proposed EF edging kerb

Proposed BN Bullnosed kerb

Proposed HB2 kerb

Proposed EF edging kerb

Proposed BN Bullnosed kerb

Proposed HB2 kerb

Proposed BN Bullnosed kerb

Drainage information taken from Tower Surveys drawing CW/10060571/101 - Drainage Survey

Existing Street lighting post to be removed

Street lighting post

Reboundable Bollard

Build out

White Lining diag 1012.1

Ballast and Cement Mix

Existing 150mm dia Surface drain

PROPOSED MANHOLE CL 117.223 IL 115.563

Ex FWMH CL 117.600 IL 115.640

Ex CWMH CL 117.030 IL 115.370

Existing 375mm dia Highway Drain

Existing 150mm dia Foul Water Sewer

RAMP TO SHARED SURFACE

VERGE

PLANTING

4m radius access drives. No lamp post/signing higher than 1m to be planted within 2m x 2m vis. splay areas

GENERAL ARRANGEMENT

CONSTRUCTION AREAS

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspected fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for: illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

Notes:

PRELIMINARY
SUBJECT TO SECTION 278 APPROVAL

LEVEL OF EXISTING ROAD AT POINT OF TIE IN WITH PROPOSED SITE ROAD MUST BE CHECKED BEFORE COMMENCEMENT OF WORKS

- PEDESTRIAN / VEHICLE INTER-VISIBILITY SPLAY NO PLANTNG / CONSTRUCTION WITHIN THIS AREA
- PROPOSED KERB LINE
- AREA OF UNADOPTED HIGHWAY TO RECIEVE ADOPTABLE ROAD CONSTRUCTION
- AREA OF UNADOPTED HIGHWAY TO RECIEVE ADOPTABLE FOOTWAY CONSTRUCTION
- AREA OF UNADOPTED HIGHWAY TO RECIEVE ADOPTABLE VEHICULAR CROSSING CONSTRUCTION

- Existing column to be removed
- Prop 6m steel column, Post top mounted Phosco P567 70w Son-T lantern with lamp in position 3.

E	08/02/2010	Footway fronting plots 1 - 6 amended to 2metres.	A.Rix
D	02/02/2010	Drawing updated to latest planning layout received from Redrow 01.02.10. Vehicular crossing hatch amended for clarity.	A.Rix
C	18/01/2010	Inter-visibility area between pedestrain and drivers hatched. Bollard and white lining to build out added.	A.Rix
B	10/11/2009	Drawing amended for clarity	N.Whittaker
A	09/11/2009	Drawings updated in accordance with amended housing layout	N.Whittaker

Revisions: Date: Amendment: Name: Checked:

For guidance only. Do not scale off this drawing.
1:20 - 0 200mm 400mm 600mm 800mm 1000 1200 1400 1600 1800 2000
1:100- 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:50 - 0 1m 2m 3m 4m 5m
1:5 - 0 100mm 200mm 300mm 400mm 500mm

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Client: REDROW HOMES

Project: Rossendale Road, Earl Shilton Section 278 Works

Title: Highway Improvements Plan

Status: Preliminary Checked:

Drawn: A.Rix Date: 28:10:2009 Scale: 1:250

Drawing Ref:

Job No: AAC4882 Drg No: 100 Rev: E

Architects Engineers Surveyors
Landscape Architects Services Consultants