



DRAFT ISSUE  
AWAITING CLIENT RESPONSES TO RED  
CLOUDED AREAS

CONSTRUCTION RISKS		
CONSTRUCTION RISKS	MAINTENANCE RISKS	DEMOLITION RISKS
Deep excavations/collapse of excavations.	Caution should be exercised when working in and adjacent to the surface water storage tank.	No future abnormal demolition risks associated with Roads and Sewers.
Un-charted buried existing services.		
Working on live sewers.		
Working in and adjacent to the public highway.		

In addition to the hazards/risks normally associated with this type of work detailed on this drawing take note of the above. ID Civils Design are only required to provide information about any significant risks associated with the design.

**NOTES:**

- Manholes, sewers etc. and any other part of the works intended for adoption under a Section 104 Agreement or gullies etc. intended for adoption as Highway Drainage are to be constructed in accordance with the W.A. specification "Sewers for Adoption" 6th Edition, and any requirements of the Adopting Authority and the Local Council.
- Unadopted F.W. and S.W. drainage is to be constructed in accordance with the Building Regulations, BS: 8301 and relevant Agreements/Certificates.
- All private drainage to be 100mmØ unless indicated otherwise. All connections from private to adoptable manholes/sewers to be 150mmØ.
- Private drainage with less than 9m of cover in drives and car parking areas to have minimum 150mm concrete bed and surround.
- Private Drains are to be constructed using flexible-jointed vitrified clay pipes to BS: 65 "Super Strength" specification and BS EN 295 (e.g. Hesporth Superstone or similar) or A/PVC Building Drainage system pipe work to EN 1401-1, bedded and back filled in accordance with the manufacturers instructions and the specifications listed in Note 2.
- Backfilling of drain trenches adjacent to dwellings or other structures to be in accordance with BS: 8301-Part 9.
- Access fittings and inspection chambers less than 1m deep are to be clayware or pre-formed polypropylene as appropriate to the depth and number of connections. Chambers greater than 1.2m deep are to be of pre-cast concrete construction with 150mm in-situ concrete surround, or polypropylene reduced access system. Inspection chamber sizes are to be in accordance with Table B of BS: 8301.
- Cover levels indicated on the drawing are nominal and may be adjusted to suit finished ground levels as necessary. Private inspection chamber covers should be Grade B. In areas accessible to wheeled vehicles and Grade C elsewhere.
- Rainwater down pipes to be connected direct to drain using an appropriate adaptor and removable section of down pipe to permit rodding access.
- Where drains pass through foundations or other rigid structures, a fitted or sleeve is to be used and provision for flexibility is to be made with "rocker pipes".
- The positions of S/Ws, stub-stacks, W.C. outlets etc. and rainwater down pipes are to be accurately located from the house-type working drawings.
- Gullies situated in areas accessible to wheeled vehicles are to be of suitable construction. Typically Hesporth square gully ref. S221 with gullyway grating ref. 1102 for a single private drive. For communal parking areas refer to the detail shown on ID Civils Design drawing number 3882-C-03-01.
- Drains within areas of "made ground" to be constructed by first making up the area to approx. finished level and then excavating through the fill material into undisturbed ground. The drain trench is then to be back filled to formation level using suitable granular fill material well-compacted in layers not exceeding 225mm.
- Drains to be constructed under dwellings with suspended floor slabs should either be installed using a proprietary hanger system where "beam and joist" construction is used, or should be cast into local slab thickening where reinforced concrete system. Inspection chamber sizes are to be in accordance with Table B of BS: 8301.
- Finished ground levels have been prepared assuming that the level threshold to the building is in accordance with part M of the building regulations, i.e. at the front of the property unless otherwise stated.
- For all details of fences/walls and enclosures refer to architect for details.

**LEGEND**

- EX 100 Existing foul public sewer.
- EX 150 Existing foul public sewer (to be removed/grouted up).
- C1 Proposed combined manhole and sewer.
- F1 Proposed foul water manhole and sewer.
- S1 Proposed surface water manhole and sewer.
- Proposed surface water rising main.
- Proposed surface water lateral drain.
- Proposed surface water drain with manhole deeper than 1.2m.
- Proposed surface water inspection chamber and invert level.
- Proposed surface water gully.
- Proposed rainwater down pipe.
- Proposed rodding eye.
- Proposed ACO channel drain.
- Proposed ditched channel and gully.
- Proposed surface water back drop.
- Proposed rainwater butt connected to downpipe and surface water connection.
- Proposed foul water lateral drain.
- Proposed foul water drain with manhole deeper than 1.2m.
- Proposed foul water inspection chamber and invert level.
- Proposed soil vent pipe/back inlet gully.
- Proposed foul back drop.
- Proposed retaining wall.
- Proposed additional facing bricks below F.F.L.
- [41.55] Proposed F.F.L. level.
- Proposed ground level.
- Existing ground level.
- Proposed street lighting.

C Bin stores removed and re-adjustment. DL 10.07.15  
 B External works amended to accommodate bin store. DL 08.05.15  
 A External works amended following road vertical alignment amendments as agreed with Barbara Wilson following meeting at Barrowby council on 12.01.15. DL 05.02.15

Client: **Persimmon Homes West Yorkshire**

Project Title: **Wombwell**

Drawing Title: **1:200 Engineering Layout Sheet 3.**

Scale	Date	
1:200 @ A0	23/05/14	
Drawing No	Revision	Status
3882-C-D1-06	C	Tender

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