1. All work to be in accordance with the current Building Regulations
2. Only written dimensions to be used
3. Discrepancies and abnormalities to be reported.
4. If in doubt Ask.

General notes :

All work to be in accordance with the current building regulations.

Drains passing through buildings to be protected with lintel over.

No building to take place within 3.000M of an adoptable sewer.

Minimum pipe size for adoptable purposes to be 150mm with flexible mechanical joints.
Highway construction to be in accordance with Barnsley MBC Highways Department.

Private drainage to be in 100mm dia. plastic pipe with granular bed & surround to the satisfaction of the building control officer. Minimum gradient 1/80.

Road gullies to be in accordance with road construction details drawing.

Levels marked on dwellings refer to ground floor level.

foul drain

surface water drain

Where adoptable pipes have concrete slab protection, all joints to be provided with 18mm thick flexible filler.

Private drainage connections not direct to a manhole are to be made via a 45 degree junction and not saddles.
Maximum gradient of private driveways to be 1 in 10.

NOTE THAT ALL FENCING AND SCREEN WALLING/FENCING DETAILS TO BE AS DEFINED ON PLANNING DRAWING

Sewers must have 5m minimum clearance from trees and hedges, otherwise they must be provided with concrete slab protection over.

All filled ground to be filled and consolidated under supervision and to the satisfaction of Yorkshire Water prior to any sewer works being carried out.

Sewers to be laid in Class S bedding (150mm granular bed and surround). Where depth of cover to top of sewer is less than 1.20m in highways and verges, then 150mm concrete slab protection is to be provided.
Lengths that require such protection are identified on Long Sections drawing.

Note that Yorkshire Water policy is not to accept Type C brick manholes and 1050 dia concrete manhole rings. It is preferred to use Type B1 1200 or 1500mm dia concrete manholes with the opening sited centrally over the channel where depth to pipe soffit is between 1.0-1.5m.

Main sewers to be laid in accordance with Sewers for Adoption (6th edition) and to the satisfaction of Yorkshire Water and be kitemarked.
All adoptable sewers to be in Class 120 Concrete or 40KN/m (150Ø)/45KN/m (225Ø) with class S bedding as specified on Long Sections drawing.

Adoptable manholes to be concrete ring type size as specified in schedules. Manhole covers must/shall have a clear opening of 600mm and shall be Class D400 to BS EN 124. Covers in highways to have 150mm deep frames.

All filled ground to be filled and consolidated under supervision and to the satisfaction of Yorkshire Water prior to any sewer works being carried out.

The adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins.

Sewers must have 5m minimum clearance from trees and hedges, otherwise they must be provided with concrete slab protection.

The chamber size of manholes with more than one connection in them may need to be increased by an increment to accommodate connections and bends.

Yorkshire Water is not obliged to accept filter drain/land drainage run-off into public sewers or adoptable drainage systems (directly or indirectly). An alternative method of disposal of the land drainage run-off will be required to be agreed with the Local Drainage Section.

Cover slabs must carry the BSI kitemark or will be rejected by the Yorkshire Water inspector. Where the clear opening of the kitemarked product is different to that of the cover and frame, a load bearing slab should be fitted above the cover slab to bring the size down to 600mm x 600mm for the Yorkshire Water specified cover size. Please refer to Concrete Pipe Systems Association (CPSA) 'Technical Bulletin' issued Autumn 2004 for kitemarked cover slab opening sizes.

Sulphate resistance cement (C20-DC2) and precast concrete products must be used or a laboratory report provided proving that such precautions are not necessary.

NOTE THAT ALL TREES LOCATED CLOSE TO THE ADOPTABLE ESTATE ROADS
TO BE PROVIDED WITH ROOT BARRIER PROTECTION (BY MESSRS GREENLEAF OR SIMILAR)

END OF SHARED DRIVE AND DRIVES TO PLOTS 77/78 TO DRAIN TO SOMEWAY SINCE RESULTS IN THIS AREA ALLOW

SERVICES TO BE LOCATED IN PROPOSED FOOTPATHS

PUBLIC OPEN SPACE

HARD MARGIN

REFER TO PLANNING LAYOUT AND EXTERNAL WORKS DRAWINGS FOR TREATMENT AT SITE BOUNDARIES

PROPOSED SUB STATION

3M EASEMENT LINE

HYDROBRAKE MODEL REF 143SXH LOCATED IN MANHOLE S17 WITH FORWARD FLOW LIMITED TO 14.0 L/S AS REFERRED TO IN FRA

POSITION OF PROPOSED MANHOLES IN CARRIAGEWAY MAY BE ADJUSTED ON SITE TO SUIT EXISTING SERVICES AS APPROPRIATE

HEAD OF EXISTING PUBLIC FOUL SEWER AT MANHOLE F19

CONNECTION ONTO EXISTING MANHOLE ON LINE OF PUBLIC SEWER, MANHOLE TO BE SUBJECT OF JOINT INSPECTION BETWEEN YW INSPECTOR AND PERSIMMON HOMES TO AGREE THE EXTENT OF THE WORKS THERETO AND TO MAKE SURE IT CAN BE ACCOMMODATED

TREATMENT TO WALL WHERE SEWER PASSES UNDERNEATH TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE STRUCTURAL ENGINEER

3M DIA PLASTIC MANIFOLD UNIT TO PROVIDE RESERVOIR STORAGE TO ACCOMMODATE 100YR+30% CLIMATE CHANGE RAINFALL, DETAILS TO BE PROVIDED BY APPOINTED MANUFACTURER FOR APPROVAL BY YORKSHIRE WATER

PROPOSED RETAINING WALLS AT BOUNDARIES TO BE DETAILED BY STRUCTURAL ENGINEER

LEVELS TO TIE INTO EXISTING AT NEW JUNCTION AND MAY BE SUBJECT TO MINOR ADJUSTMENT ON SITE TO SUIT

A 22/04/14 amendments to suit off site sewers/SW outfall
Revision.

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A0

Client.	Persimmon Homes
Site.	Hartcliffe Road, Penistone.
Title.	Engineering Layout
Date:	Feb 2014
Scales.	1/500
Drawing No.	14/598/6630A