

General notes :

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.

1. All work to be in accordance with the current building regulations.
2. Drains passing through buildings to be protected with lintel over.
3. No building to take place within 3.000M of an adoptable sewer.
4. All adoptable sewer works and material to be in accordance with Sewers for Adoption 6th Edition, the relevant British/European and Yorkshire Waters standards/requirements/addendum and be kitemarked.
5. All adoptable sewers to be in hapsieve clay (150ø 40KN/m or 225ø 45KN/M) or Concrete (Class 120) with class S bedding. Concrete pipes to comply with EN 1916/BS5911-1 : 2002.
6. Highway construction to be in accordance with BMBC Highway Design Guide (or equivalent) and to the requirements of BMBC Highways.
7. Private drainage to be in 100mm dia. plastic pipe (unless specified otherwise on domestic drainage layouts) with granular bed and surround to satisfaction of the building control officer. Minimum gradient 1/80 for SW, 1/60 for foul.
8. Adoptable manholes to be concrete ring type 1200mm diameter, unless specified otherwise in schedules. Covers to have min 600mm opening and shall be Class D400 to BS EN 124 with 150mm deep frames in highways.
9. Road gullies to be trapped, have rodding eye, chain, metal stopper and 150mm dia. outlet, 915mm deep X 450mm internal diameter. Grates and frames to be approved type ref. BS EN 124 D400 in ductile iron and to be kitemarked.

10. Sewers to be laid in Class S bedding (150mm granular bed and surround). Where depth of cover to top of the sewer is less than 1.0m in highways and verges (or less than 600mm in none vehicular access areas) then a concrete slab should be provide above granular bed and surround

foul sewer

surface water sewer

11. Where appropriate levels marked on dwellings refer to finished ground floor level.
12. Note minimum pipe sizes for adoptable purposes to be 150mm dia.

13. All works to be in accordance with the BMBC Specification for Roads & Private Street Works. Details subject to confirmation on site by BMBC Highways Inspector/Engineer.
15. NOTE THAT ALL FENCING AND SCREEN WALLING/FENCING DETAILS TO BE AS DEFINED ON PLANNING DRAWING

16. The chamber size of manholes with more than one connection in them may need to be increased by an increment to accommodate connections and beds.
17. Sewers must have 5m clearance from trees and hedges (please also refer to Fig 2.3 on page 33 in Sewers for Adoption 6th Edition for restrictions on tree planting adjacent to sewers).
18. Where depth to crown is 1-1.5m, then the manhole opening should be sited over the channel.
19. PEDESTRIAN CROSSING AND TACTILE PAVING AT JUNCTIONS TO BE IN ACCORDANCE WITH DETAIL SHOWN ON CROSS SECTIONS DRAWING
20. STREET LIGHTING, WHITE LINING AND SIGNAGES ALL TO BE AGREED WITH BMBC HIGHWAYS.
21. Private drainage connections not direct to a manhole are to be made via a 45 degree junction and not saddles.

22. 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.
23. 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. Bedding and back fill material to conform to the requirement of Water Industry Specification 4-U8-02 (Table A2).
24. 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.
25. Sulphate resistance cement (C20-DC2) and precast concrete products must be used or a laboratory report provided proving that such precautions are not necessary.
26. The adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins.

NOTE THAT ALL TREES LOCATED WITHIN 5M OF THE ADOPTABLE ESTATE ROADS AND EXISTING ADOPTED HIGHWAYS TO BE PROVIDED WITH ROOT BARRIER PROTECTION (BY MESSRS GREENBLUE URBAN OR SIMILAR)

NOTE THAT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORKS ARE CARRIED OUT TO THE REQUIRED STANDARD STIPULATED BY PERSSIMMON HOMES INCLUDING CURRENT EDITIONS OF THE BUILDING REGULATIONS, SEWER FOR ADOPTION, RELEVANT BRITISH STANDARDS, EUROCODES AND GOOD BUILDING PRACTICE. IF IN DOUBT, REFER TO PH TECHNICAL DEPARTMENT FOR CLARIFICATION.

RISK ASSESSMENT - SIGNIFICANT RISKS THAT CANNOT BE DESIGNED OUT		
RISK	LEVEL OF RISK (V/M)	SUGGESTED ACTION
DEEP EXCAVATIONS ASSOCIATED WITH NEW DRAINAGE WORKS.	HIGH	ENSURE ALL EXCAVATIONS HAVE ADEQUATE TRENCH SUPPORTS.
HANDLING LARGE DIAMETER MANHOLE RINGS, CONCRETE PIPES AND THE CAST CONCRETE SECTIONS ASSOCIATED WITH RANK CONTACT WITH SEWAGE.	HIGH	USE CORRECT LIFTING EQUIPMENT AND ENSURE OPERATIVES WEAR APPROPRIATE PROTECTIVE CLOTHING/PPE AND JKS.
NOISE.	MED	OPERATIVES TO USE CORRECT BREATHING EQUIPMENT.
EXCAVATIONS ADJACENT EXISTING BOUNDARY STRUCTURES	HIGH	OPERATIVES TO USE CORRECT DARP PROTECTION.
EXCAVATIONS IN PUBLIC HIGHWAY.	HIGH	ENSURE CORRECT SUPPORTS ARE PROVIDED TO TRENCHES AND BUILDINGS WHERE REQUIRED.
MAINTAIN ACCESS TO ADJACENT PROPERTIES AND OCCUPERS.	HIGH	ENSURE CORRECT USE OF TRENCH SUPPORTS IN EXCAVATION AND SCREEN BARRIERS TO PROTECT MEMBERS OF THE PUBLIC.
DRAINAGE EXCAVATIONS NEAR TO EXISTING SERVICES	HIGH	ENSURE WORKS ARE PROTECTED WITH BARRIERS AND SIGNS TO GUIDE THE PUBLIC AWAY FROM THE WORKS.
IT IS ASSUMED THAT WORKS ASSOCIATED WITH THIS DESIGN WILL BE UNDERTAKEN BY A PERSON OR PERSONS WHO ARE COMPETENT AND HAVE THE REQUIRED LEVEL OF EXPERIENCE AND EXPERTISE	HIGH	ENSURE WORKS ARE PROTECTED WITH BARRIERS AND SIGNS TO GUIDE MEMBERS OF THE PUBLIC AWAY FROM THE AREA.

A. 19/04/18 slab level amendments to suit ExtWorks Revision.

James Eaton Design Ltd
Design Consultant
Development • Highways • Drainage
Stoneycroft, Brackenhill, Ackworth,
Pontefract, West Yorkshire WF7 7RG
Tel. 01977 618626 Fax 01977 625114
e-mail james@jameseatondesign.co.uk

AO

Client
Persimmon Homes

Site
Lundhill Road,
Wombwell.

Title
S38 Plan

Date: Apr 2018 Scales: 1/500 Drawing No. 18/692/9043A