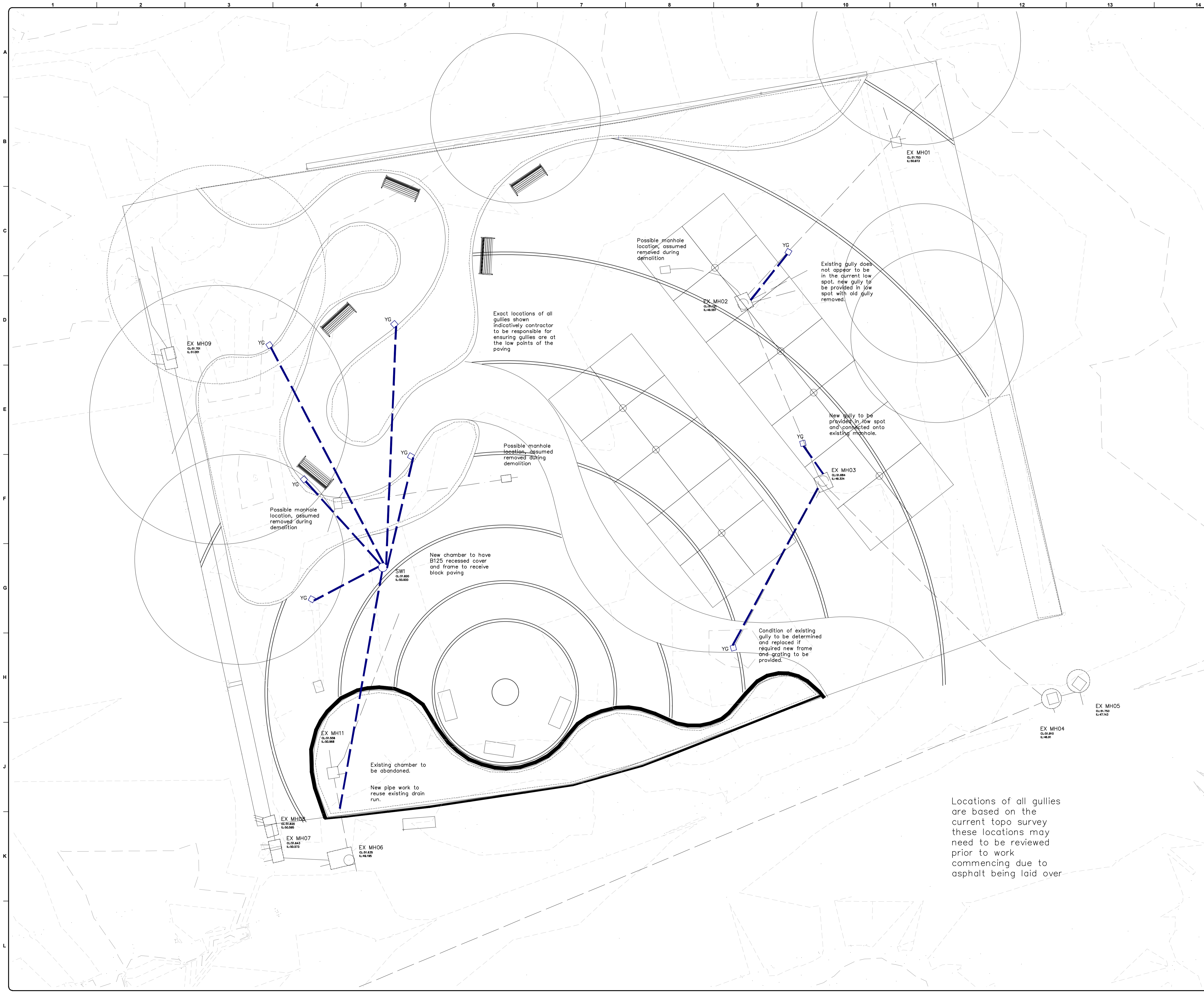


GENERAL NOTES

Notes


- This drawing should be read in conjunction with Bridges Pound Specification and Drawings.
- All building drainage works shall be carried out in accordance with the current British/European Standards, The current Building Regulations and the local authority building control or NHBC specification and requirements.
- All private foul drainage to be 1000 laid at a minimum gradient of 1in40, all private surface water drainage to be 1000 laid at a minimum gradient of 1in60. Unless Noted Otherwise.
- All junctions are to be done using 'Y' junctions to direct the flow in line with the main pipe.
- All manhole connections should be soft to soft unless noted otherwise.
- Wherever possible, drainage works are to commence at the outfall and work upstream.
- All cover levels to manholes are approximate and may need to be adjusted on site.
- The minimum crushing strength for clay pipes should be as follows: 1000 40KN/m, 1500 40KN/m, 2250 45KN/m, 3000 72KN/m. The minimum crushing strength for concrete pipes should be Class 120 to EN 1916/BS5911-1-2002. Plastic pipes should conform to BS 4-35-01 and BS EN 13476.
- Exact locations of rainwater down pipes and all internal drainage points to be confirmed by Architect.
- For setting out, current site layout please refer to Architects drawings.
- Invert Levels of all outfall points are to be confirmed back to Bridges Pound if they differ from those shown on the drawing. Position, size and depth of all drainage and services shall be established prior to commencement on site any discrepancy's are to be reported back to Bridges Pound.
- The contractor will allow for the protection, temporary or permanent support and any diversion works of existing services.
- The contractor will allow for any temporary traffic management in connection to any road or sewer works.
- The contractor shall allow for keeping trenches and excavations as dry as practicable by pumping from temporary sumps and de-watering as appropriate. The point and method of discharge is to be agreed with the drainage board and Environment Agency.
- The Contractor shall apply for sewer permits and road opening permits as necessary from the appropriate authorities, prior to commencing works.
- On completion of all works, CCTV survey to be undertaken on all below ground drainage serving the proposed development up to the outfall off site. Any silt and debris are to be removed from the system and any defects must be repaired.



Locations of all gullies are based on the current topo survey these locations may need to be reviewed prior to work commencing due to asphalt being laid over

P1	Initial Issue	CB	DJR	28/11/22
Rev.	Description	By	Chkd.	Date

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ISO 9001 REGISTERED FIRM

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Client: **Barnsley Metropolitan Borough Council**

Project: **Heart of Goldthorpe**

Title: **Drainage Layout**

Drawing Status: **Planning**

Date: October 2022 Drawn: CB Chkd: DJR

Scale: 1:100 A1 BPL Ref: Y461

Project - Originator - Zone - Level - Type - Discipline - Number Rev

Y461 - BPL - 00 - XX - DR - C - 0021 P1