YORKSHIRE WATER REF
H-3-264-472

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GENERAL NOTES:
1. THIS PLAN AND THIS DRAWING IN ISOLATION. THIS DRAWING HAS BEEN PREPARED AS PART OF A SET, AND MUST THEREFORE BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORKS.
2. THIRD PARTY INFORMATION IS USED TO PREPARE THE ENGINEERING DESIGN (INCLUDING ARCHITECTURAL LAYOUT, GROUND INVESTIGATION, EXISTING UTILITIES RECORDS, AND SPECIALIST DESIGN ITEMS). THE ENGINEERING DESIGN MUST THEREFORE BE READ IN CONJUNCTION WITH ALL THIRD PARTY INFORMATION PRIOR TO COMMENCING WORK. QUEENSBERRY DESIGN LTD ARE NOT RESPONSIBLE FOR ANY THIRD PARTY INFORMATION OR DETAILS.
3. HOUSE TYPE WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE PLOT SETTING OUT DRAWING.
4. DRAWING STATUS WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL IS RECEIVED FROM LOCAL AUTHORITY AND SEWERAGE UNDERTAKER. NO WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL ARE DONE SO AT RISK AND MAY BE SUBJECT TO CHANGE.
5. CONTRACTOR TO SUBMIT A CONSTRUCTION METHODOLOGY AND CONSTRUCTION METHOD STATEMENTS FOR ALL ASPECTS OF APPOINTED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION / WORKS.
6. LAND DRAINAGE IS NOT PERMITTED TO DISCHARGE INTO THE PUBLIC COMBINED NETWORK. ANY NEED FOR LAND DRAINAGE SHOULD BE ASSESSED BY THE GROUND WORKER AND LANDSCAPER DURING CONSTRUCTION AND PLACEMENT OF GARDENS ON AN INDIVIDUAL PLOT BASIS. IF LAND DRAINAGE DESIGNS ARE REQUIRED, THEY SHOULD BE APPOINTED PRIOR TO PLOT COMPLETION.
7. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS MUST BE REPORTED BEFORE COMMENCING WORK. THIS MAY INCLUDE COMPLETION OF TRIAL HOLES IF INVERT LEVELS HAVE BEEN INTERPOLATED. THE POSITION, LINE AND GRADIENT OF ALL EXISTING DRAINAGE APPARATUS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR MUST MONITOR THE "AS BUILT" PROGRESS OF EACH CONSTRUCTION STAGE (ROADS/SEWER/PLOT WORKS ETC), TO ENABLE THE NEXT STAGES OF CONSTRUCTION TO BE CHECKED BEFORE INSTALLATION.

HIGHWAYS
1. ALL HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY DESIGN GUIDE AND SPECIFICATION.
2. ALL EXCAVATIONS BELOW PROPOSED AND EXISTING HIGHWAYS TO BE BACK FILLED WITH GRANULAR TYPE 1 SUB BASE AND WELL COMPACTED IN LAYERS NOT EXCEEDING 150MM, UNLESS OTHERWISE AGREED.
3. HIGHWAY AUTHORITY TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.

ADOPTABLE DRAINAGE
1. ALL ADOPTABLE DRAINAGE WORKS AND MATERIALS TO BE IN ACCORDANCE WITH - 'SEWERS FOR ADOPTION 6TH EDITION', THE RELEVANT BRITISH / EUROPEAN AND YORKSHIRE WATERS SPECIFICATIONS AND CODES OF PRACTICE AT THE TIME.
2. MANHOLE COVERS SHALL (NOT) HAVE A CLEAR OPENING OF 600MM AND SHALL BE CLASS D400 TO BS EN 124 WITH 150MM DEEP FRAMES IN HIGHWAYS.
3. FILLED GROUND MUST BE FILLED AND COMPACTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF YORKSHIRE WATERS BEFORE ANY SEWER WORKS ARE CARRIED OUT.
4. YORKSHIRE WATER IS NOT OBLIGED TO ACCEPT FILTER DRAIN / LAND DRAINAGE RUNOFF INTO THE PUBLIC SEWER NETWORK OR ADOPTABLE DRAINAGE SYSTEM (DIRECTLY OR IN DIRECTLY). AN ALTERNATIVE METHOD OF DISPOSAL MUST BE AGREED WITH THE LOCAL AUTHORITY AND BUILDING REGULATIONS MUST BE COMPLIED WITH. TO LIAISE WITH THE LOCAL AUTHORITY AND DRAINAGE SECTION REGARDING THE DISPOSAL OF THE FILTER DRAIN / LAND DRAINAGE RUNOFF.
5. COVER SLABS MUST CARRY THE WORDS 'YORKSHIRE WATER' OR WILL BE REJECTED BY YORKSHIRE WATER INSPECTOR. WHERE THE CLEAR OPENING OF THE KITEMARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOADING BEARING SLAB SHOULD BE PROVIDED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO 600MMMM 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.
6. ONLY PRODUCTS WHICH ARE CURRENTLY AVAILABLE NOW AND IN THE FUTURE MUST BE KITEMARKED FOR USE ON YORKSHIRE WATERS NETWORK.
7. SULPHATE RESISTANT CEMENT (CDI-DCD) AND PRECAST CONCRETE PRODUCTS MUST BE USED ON A LABORATORY REPORT PROVIDED PROVIDES THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
8. THE ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1M AND MANHOLES 0.5M FROM KERB FACES AND SERVICE MARKING.
9. ALL TREES MUST HAVE 5 METRES CLEARANCE FROM TREES AND HEDGES. REFER TO SFA FIGURE 2.3 FOR FURTHER RESTRICTIONS ON TREE PLANTING ADJACENT TO SEWERS.
10. SEWERS LAID IN CLASS "S" BEDDING (150MM GRANULAR BED AND SURROUND). WHERE DEPTH OF COVER TO TOP OF SEWER IS LESS THAN 1.2M IN HIGHWAYS AND VERGES OR LESS THAN 900MM IN NONE VEHICULAR ACCESS AREAS) THEN A CONCRETE SLAB SHOULD BE PROVIDED ABOVE GRANULAR BED AND SURROUND.
11. ALL ADOPTABLE SEWERS TO BE RSV-WO TEMPAC (CERTIFIED TO WIS 4-35-01).
12. WHERE THE SEWER IS LAID IN OR IN MARGIN OR IN CLOSE PROXIMITY TO ANY WORKS WHERE EXCAVATIONS, NEED TO LAY LONGER LENGTHS, 12 BEDDING AND HAUNCHING MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION 4-08-02 (TABLE A2).
13. PLASTIC CHANNEL SECTIONS IN MANHOLES ARE NOT ACCEPTABLE AND YORKSHIRE WATER WOULD PREFER CLAY/HARD CHANNEL IN MANHOLES. WE HAVE FOUND THAT PLASTIC CHANNELS ARE DIFFICULT TO SET IN CONCRETE BECAUSE THEY FLOAT AND A SATISFACTORY FINISH CANNOT BE OBTAINED ON THE BENCHING.
14. WHERE A MANHOLE IS REQUIRED AT WORK THAT ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BENDS.
14. YORKSHIRE WATER POLICY IS NOT TO ACCEPT TYPE "C" BRICK MANHOLES AND 1050MM Ø MANHOLE RINGS. INSTEAD IT IS PREFERRED THAT YOU USE A TYPE "B" MANHOLE WITH 1200MM Ø OR 1500MM Ø RINGS, WITH THE OPENING SITED OVER THE CHANNEL WHERE DEPTH OF COVER TO PIPE IS 1 - 1.5M
15. CONCRETE PIPES SHOULD BE CLASS 120 TO EN 1916 / BS 5911 / 2002
16. THE POSITION, LINE AND GRADIENT OF ALL EXISTING DRAINAGE APPARATUS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
17. THE CONNECTION OF FOUL AND SURFACE WATER DRAINAGE TO THE EXISTING PUBLIC SEWER SYSTEM SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL SEWERAGE UNDERTAKER. THE CONTRACTOR IS EXPECTED TO APPLY FOR RELEVANT PERMITS PRIOR TO COMMENCING THE WORKS.
18. ONLY CHAMBER RINGS ARE ALLOWED ON THE ADOPTABLE NETWORK AND ARE TO BE KITEMARKED.
19. THE POSITION, LINE AND DIAMETER OF ALL EXISTING DRAINAGE APPARATUS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
20. THE CONNECTION OF FOUL AND SURFACE WATER DRAINAGE TO THE EXISTING PUBLIC SEWER SYSTEM SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL SEWERAGE UNDERTAKER. THE CONTRACTOR IS EXPECTED TO APPLY FOR RELEVANT PERMITS PRIOR TO COMMENCING THE WORKS.

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND CONSTRAINTS PLAN IS TO BE REFERRED TO ANY DISCREPANCIES ARE TO BE REPORTED TO ENGINEER.

ANY EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HAND DIG IN CLOSE LIASON WITH THE STATUTORY SERVICE AUTHORITIES. THE CONTRACTOR SHALL INFORM THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN. CONTRACTOR TO NOTIFY STATUTORY SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK. AS CONSTRUCTED INFORMATION IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE AS CONSTRUCTED DRAWINGS TO THE DEVELOPER UPON THE COMPLETION OF THE WORKS COVERED BY THE CONTRACT -
1. POSITIONED ORDINATES OF ALL ADOPTABLE MANHOLES.
2. INVERT AND COVER LEVELS OF ALL ADOPTABLE MANHOLES
3. NEW GULLY POSITIONS AND CONNECTIONS.
4. POSITION AND DEPTH OF SERVICE DUCTS FOR WATER, GAS, ELECTRIC, BT, CABLE AND STREET LIGHTING, STATING SIZE AND NUMBER OF DUCTS.

LEGEND

RETAINING WALL (RETAINED HEIGHT SHOWN)
(EDGE PROTECTION REQUIRED OVER 600MM HT)

TANKING (DEVELOPER SPECIFICATION)

BRICKWORK TO BE SHOWN BELOW DPC

PAVING FLAG STEPS - 300MM GOING 150MM RISE
HANDRAIL TO BE PROVIDED FOR 3 OR MORE STEPS

BATTER - THESE SHOULD NOT EXCEED 1:3
ENGINEERED DESIGN AS REQUIRED

PROPOSED FINISHED GROUND LEVEL 55.175

EXISTING GROUND LEVEL 55.175

ROAD CONTOURS

YARD GULLY

DRAINAGE CHANNEL DC

ROOT PROTECTION ZONES REFER TO ALL ASSOCIATED ARBORICULTURAL INFORMATION

DPC LEVELS MUST NOT BE ALTERED WITHOUT INFORMING THE DESIGNER

REFER TO ARCHITECTS LAYOUT FOR DETAILS OF PROPOSED FENCING AND WALLS

Rev.	Date	Revision Details	Drawn	Checked
F	10.11.20	UPDATED TO LAYOUT REV P	ND	MD
E	08.10.20	VERTICAL AMENDED ROADS 1 / 4 / 8	ND	MD
D	17.09.20	DRAINAGE REMOVED - PLOTS 85-90 / 111-116 / 170-173 / 307-314 AMENDED	ND	MD
C	15.09.20	BUILD OUTS ADDED - SECTION 38 COMMENTS ADDED	ND	MD
B	25.03.20	RE-DESIGNED TO NEW PLANNING LAYOUT	ND	MD
A	24.01.20	RE-DESIGNED TO NEW PLANNING LAYOUT	ND	MD
-	29.07.19	FIRST ISSUE	ND	MD

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Project: THURNSCOE PHASE 3

Title: EXTERNAL WORKS SHEET 4

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