

- GENERAL NOTES:
- DO NOT USE 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.
 - 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.
 - DRAWING STATUS WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL IS RECEIVED FROM LOCAL AUTHORITY AND SEWERAGE UNDERTAKER. WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL ARE DONE SO AT RISK AND MAY BE SUBJECT TO CHANGE.
 - THE CONTRACTOR IS EXPECTED TO PREPARE APPROPRIATE CONSTRUCTION METHOD STATEMENTS FOR ALL ASPECTS OF APPOINTED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION WORKS.
 - LAND DRAINAGE IS NOT PERMITTED TO DISCHARGE INTO THE PUBLIC SEWER 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.
 - THE CONTRACTOR IS EXPECTED TO CROSS CHECK ALL DRAINAGE INVERTS PRIOR TO COMMENCING WORK. THIS MAY INVOLVE COMPLETION OF TRIAL HOLES IF INVERTS HAVE BEEN INTERPOLATED. 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.
 - THE CONTRACTOR MUST MONITOR THE 'AS BUILT' PROGRESS OF EACH CONSTRUCTION STAGE (ROADS/SEWERS/PLOT WORKS ETC), TO ENABLE THE NEXT STAGES OF CONSTRUCTION TO BE CHECKED BEFORE INSTALLATION.

- HIGHWAYS
- ALL HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY DESIGN GUIDE AND SPECIFICATION.
 - 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.
 - HIGHWAY AUTHORITY TO BE NOTIFIED BY THE CONTRACTOR, PRIOR TO THE COMMENCEMENT OF WORKS.

- ADAPTABLE DRAINAGE
- ALL ADAPTABLE SEWER WORKS AND MATERIAL TO BE IN ACCORDANCE WITH CODE FOR ADOPTION, THE RELEVANT BRITISH/EUROPEAN AND YORKSHIRE WATER'S STANDARDS/REQUIREMENTS/ADDITIONAL TO THE MECHANICAL AND ELECTRICAL SPECIFICATION AND ITEM MARKED.
 - MANHOLE COVERS MUST HAVE A CLEAR OPENING OF 800MM AND SHALL BE CLASS D40 TO BS EN 124 WITH 150MM DEEP FRAMES IN HIGHWAYS.
 - FILLED GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION AND TO THE SATISFACTION OF YORKSHIRE WATER BEFORE ANY SEWER WORKS ARE CARRIED OUT. THE PUBLIC SEWER NETWORK OR ADAPTABLE DRAINAGE SYSTEM (DIRECTLY OR INDIRECTLY) AN ALTERNATIVE METHOD OF DISPOSAL OF THE LAND DRAINAGE RUN-OFF WILL THEREFORE BE REQUIRED AND YOU WILL HAVE TO LIAISE WITH THE LOCAL AUTHORITY, LAND DRAINAGE SECTION WITH REGARD TO THE DISPOSAL OF THE FILLER DRAIN AND DRAINAGE RUN-OFF.
 - COVER SLABS MUST CARRY THE BS1 ITEM MARK OR THEY WILL BE REJECTED BY A YORKSHIRE WATER INSPECTOR. WHERE THE CLEAR OPENING OF THE ITEM MARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOADING BEARING SLAB SHOULD BE FITTED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO 800MM X 800MM FOR THE YORKSHIRE WATER SPECIFIED COVER SIZE. PLEASE REFER TO CONCRETE PIPE SYSTEMS ASSOCIATION (CPSA) TECHNICAL BULLETIN ISSUED AUTUMN 2004 FOR KITBARRIED COVER SLAB OPENING SIZES.
 - SLURRY RESISTANT GEMENT, CORROSION AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDED PROVING THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
 - THE ADAPTABLE SEWERS SHOULD BE A MINIMUM OF 1M AND MANHOLES 0.5M FROM KERB.
 - SEWERS MUST HAVE 5 METRES CLEARANCE FROM TREES AND HEDGES.
 - SEWERS TO BE Laid IN CLASS 'C' BEDDING 150MM DRAMALAR BED AND SURROUND, WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 1.2M IN HIGHWAYS AND VERGES (OR LESS THAN 900MM IN HOME VEHICULAR ACCESS AREAS) THEN A CONCRETE SLAB SHOULD BE PROVIDED ABOVE GRANULAR BED AND SURROUND.
 - BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION 418/8 (TABLE A2).
 - THE CHAMBER SIZE OF MANHOLES WITH MORE THAN ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BEDDING.
 - YORKSHIRE WATER POLICY IS THAT TYPE 'C' BRICK MANHOLES AND 1050MM DIA MANHOLE RINGS ARE NOT PREFERRED. INSTEAD IT IS PREFERRED THAT YOU USE A TYPE 'B' MANHOLE WITH 1050MM DIA OR 1000MM DIA RINGS, WITH THE OPENING SITED OVER THE CHANNEL, WHERE DEPTH OF COVER TO PIPE SIGHT IS 1 - 1.5M.
 - ADAPTABLE PLASTIC SEWER PIPES TO BE BS1 ITEM MARKED (CERTIFIED TO BS 4351 AND BS EN 12576). ADAPTABLE PLASTIC SEWER PIPES TO BE Laid IN MAXIMUM 3 METRE LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS. PLASTIC CHANNEL SECTIONS IN MANHOLES ARE NOT ACCEPTABLE AND YORKSHIRE WATER WOULD PREFER A V-WARE 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 BEDDING.
 - THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100MM DIA 40N/M, 150MM DIA 40N/M, 225MM DIA 40N/M AND 300MM DIA 70N/M. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE: CLASS S2 TO EN 19688/1-1 2000. PLASTIC PIPES SHOULD CONFORM TO BS 4351 AND BS EN 12576.
 - WHERE A RIGID COVER AND FRAME HAS BEEN APPROVED, THIS MUST NOT BE COATED IN PLASTIC AND MUST HAVE LIFTING EYES SUITABLY SIZED TO ACCOMMODATE STANDARD LIFTING KEYS. SCREW DOWN COVERS ARE NOT ACCEPTABLE.

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 LIAISON 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 CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE FOLLOWING AS CONSTRUCTED DRAWINGS TO THE DEVELOPER, UPON THE COMPLETION OF THE WORKS COVERED BY THE CONTRACT:

- POSITION CO-ORDINATES OF ALL ADAPTABLE MANHOLES.
- INVERT AND COVER LEVELS OF ALL ADAPTABLE MANHOLES.
- NEW GULLY POSITIONS AND CONNECTIONS.
- POSITION AND DEPTH OF SERVICE DUCTS FOR WATER, GAS, ELECTRIC, TV, CABLE AND STREET LIGHTING, STATING SIZE AND NUMBER OF DUCTS.

SECTION 38 KEY

- ROAD
- FOOTPATH
- VERGE
- EXTENT OF ADOPTION

A	10.01.23	PLOTS AND LEVELS UPDATED DUE TO LAYOUT CHANGE	JP	ND
Rev	Date	Revision Details	Drawn	Checked

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