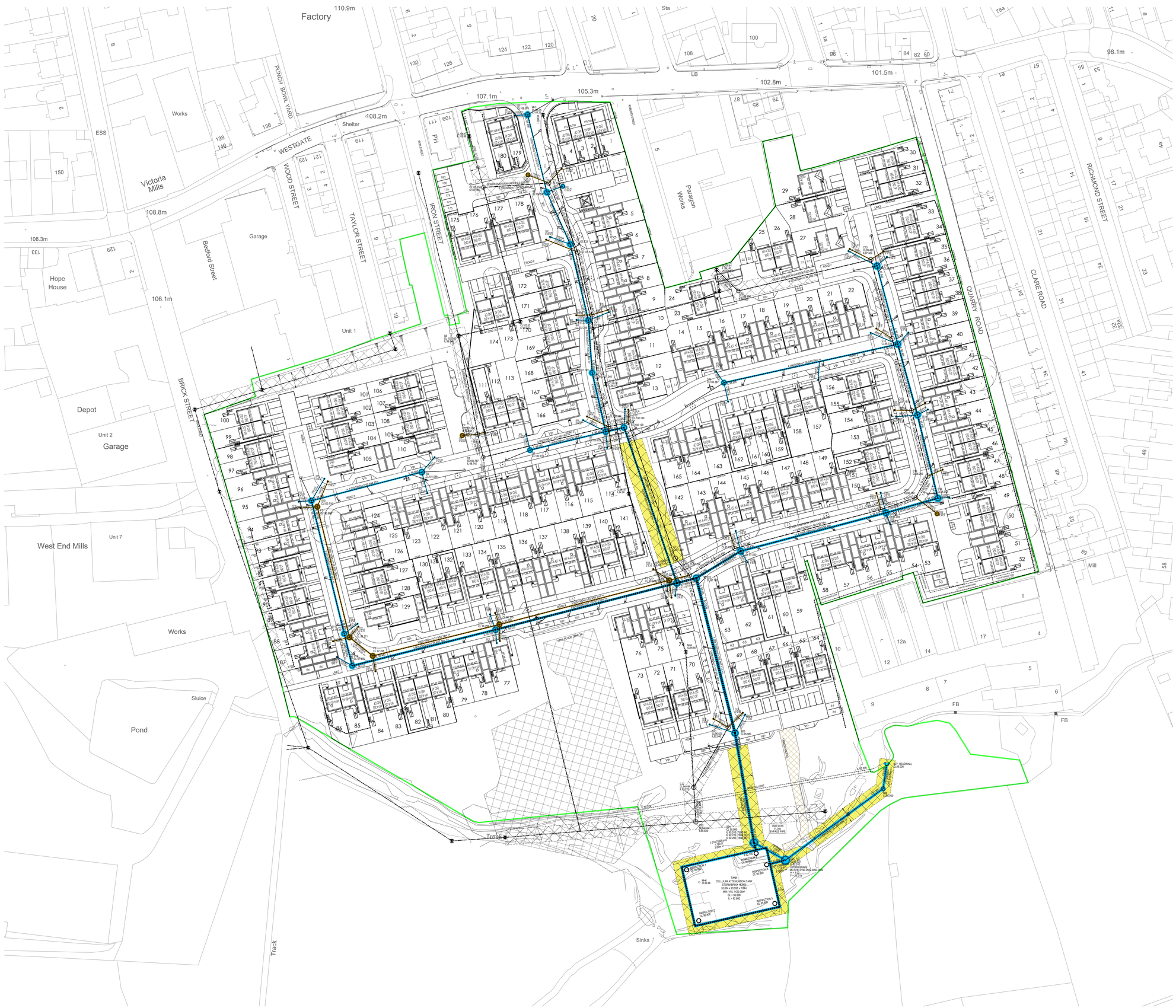
YORKSHIRE WATER REF
H-3-264-963



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GENERAL NOTES :-

1. 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.
2. THIRD PARTY INFORMATION IS USED TO PREPARE THE ENGINEERING DESIGN. THIRD PARTY INFORMATION INCLUDES BUT IS NOT LIMITED TO SUPPLIED 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. 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.
4. THE CONTRACTOR IS EXPECTED TO PREPARE APPROPRIATE CONSTRUCTION METHOD STATEMENTS FOR ALL ASPECTS OF APPOINTED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION / WORKS.
5. ALL PROPERTIES ARE EXPECTED 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.
6. THE CONTRACTOR IS EXPECTED TO ORGANISE CHECK ALL DRAINAGE INVERTS PRIOR TO COMMENCING WORK. THIS MAY INVOLVE COMPLETION OF TRIAL HOLES IF INVERT LEVELS ARE NOT SHOWN ON THE PLAN. THE LOCATION AND DIAMETER OF ANY EXISTING DRAINAGE APPARATUS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. 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

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 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 SEWER WORKS AND MATERIAL TO BE IN ACCORDANCE WITH "CODE FOR ADOPTION" THE RELEVANT BRITISH/EUROPEAN AND YORKSHIRE WATERS STANDARDS/REQUIREMENTS/ADDENDUM TO THE MECHANICAL AND ELECTRICAL SPECIFICATION AND KITEMARKED
2. MANHOLE COVERS SHALL MUST HAVE A CLEAR OPENING OF 600MM AND SHALL BE CLASS D400 TO BS EN 124 RATED 150MM DEEP FRAMES IN HIGHWAYS
3. ALL SEWERS TO BE CLEANED, FLUSHED AND CONSOLIDATED UNDER THE SUPERVISION AND TO THE SATISFACTION OF YORKSHIRE WATER BEFORE ANY SEWER WORKS ARE CARRIED OUT.
4. YORKSHIRE WATER IS NOT OBLIGED TO ACCEPT FILTER DRAIN AND DRAINAGE RUN-OFF INTO THE PUBLIC SEWER NETWORK OR ADOPTABLE DRAINAGE SYSTEM DESIGNED TO ACCEPT FILTER DRAIN AND DRAINAGE RUN-OFF. ANY FILTER DRAIN AND DRAINAGE RUN-OFF WILL THEREFORE BE REQUIRED AND IS/ELL HAVE TO LIAISE WITH THE LOCAL AUTHORITY / LAND DRAINAGE SECTION REGARDING THE DISPOSAL OF THE FILTER DRAIN AND DRAINAGE RUN-OFF
5. THE ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1M AND MANHOLES 0.5M FROM KERB FACES AND SERVICE MARGINS.
6. SEWERS MUST HAVE 5 METRES CLEARANCE FROM TREES AND HEDGES OR THE WIDTH OF THE TREE WHICHEVER IS GREATER
7. 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 1.2M IN HIGHWAYS AND VERGES (OR LESS THAN 900MM IN NON-VEHICULAR ACCESS AREAS) THEN A CONCRETE SLAB SHOULD BE PROVIDED ABOVE GRANULAR BED AND SURROUND
8. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION A-B-D (TABLE A2)
9. YORKSHIRE WATER POLICY IS THAT TYPE "C" BRICK MANHOLES AND 1050MM DIAMETER MANHOLE RINGS ARE NOT PREFERRED. INSTEAD, IT IS PREFERRED THAT YOU USE A TYPE "B" MANHOLE WITH 1050MM DIAMETER OR 1600MM DIAMETER RINGS, WITH THE OPENING SITED OVER THE CHANNEL WHERE DEPTH OF COVER TO PIPE SOFFIT IS 1.5M
10. ADOPTABLE PLASTIC SEWER PIPES TO BE BSI KITEMARKED (CERTIFIED TO WSI 4.03-01 AND BSEN13476). ADOPTABLE 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 REQUIRE CLAY WARE CHANNEL IN MANHOLES
11. THE MINIMUM DIMENSIONS OF PIPES TO BE ADOPTED SHOULD BE AS FOLLOWS: 100MM DIA. 450MM; 150MM DIA. 450MM; 225MM DIA. 450MM AND 300MM DIA. 15MM. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE - (CLASS120 TO EN 1916BS931-1:2002). PLASTIC PIPES SHOULD CONFORM TO WSI 4-35-01 AND BS EN13476
12. WHERE A SUDS 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
13. WHERE A SEWER IS LAID IN CONJUNCTION WITH OTHER UTILITIES THE SEWER BEDDING TO BOTH PIPES, APPROX. 300MM, IF CROSSOVER IS NEAR THE ROOKER THEN THE CLEARANCE NEEDED MAY NEED TO BE INCREASED

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND CONSTRAINTS PLAN IS TO BE REFERED 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. ANY ASSETS OWNED BY THE STATUTORY SERVICE AUTHORITIES 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 THE FOLLOWING AS CONSTRUCTED DRAWINGS TO THE DEVELOPER UPON THE COMPLETION OF THE WORKS COVERED BY THE CONTRACT.

1. POSITIONCO-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

ADOPTABLE DRAINAGE

PROPOSED ADOPTABLE FOUL MANHOLE	F1	
PROPOSED ADOPTABLE STORM MANHOLE	S1	
PROPOSED ADOPTABLE COMBINED MANHOLE	C1	
EXISTING ADOPTED COMBINED MANHOLE	EX.FB	
ADOPTED COMBINED MANHOLE ABANDONED	EX.CB	
ROAD GULLY		

LATERAL DRAINAGE

450MM DIA. PRIVATE TYPE D CHAMBER. TO BE USED WHERE DEPTH TO INVERT IS 2000MM OR LESS. REDUCED ACCESS FITTING REQUIRED AT DEPTHS GREATER THAN 1200MM OR 1200MM DIA. TYPE D MANHOLE WHERE DEPTH TO INVERT IS 2000 - 3000MM COVER TO HAVE A 600MM OPENING.	

COVER LEVELS PROVIDE ARE FOR GUIDANCE AND ARE SUBJECT TO FINISHED GROUND LEVELS

KEY

PROPOSED FOUL WATER	
PROPOSED SURFACE WATER	
SEWER EASEMENT	
ACCESS RIGHT	
LEGAL BOUNDARY	

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W E
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Rev	Date	Revision Details	Drawn	Checked
B	22.11.23	YORKSHIRE WATER COMMENTS ADDED	ND	ND
A	06.09.23	ATTENTION CHANGED TO GEO CELLULAR STORAGE - YORKSHIRE WATER COMMENTS ADDED	ND	ND
-	21.04.23	FIRST ISSUE	ND	ND

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