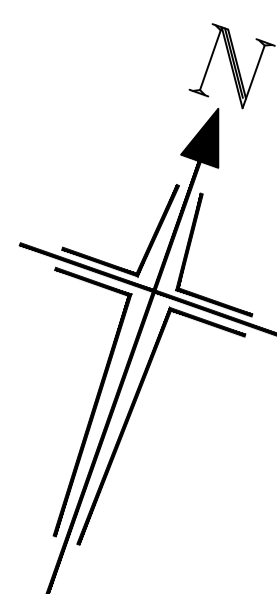


THE HOUSING LAYOUT SHOWN ON THIS PLAN IS TAKEN FROM NEWETT HOMES PROPOSED SITE LAYOUT REF: 2151-002 REV 0 ORIGINALLY DATED 21 AUGUST 2023. LATEST REVISION RECEIVED DATED 16 DECEMBER 2024. THE TOPOGRAPHICAL SURVEY SHOWN ON THIS PLAN WAS RECEIVED FROM NEWETT HOMES DATED 22 MARCH 2024.



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NOTES

- All statutory underpinning equipment in factory and cartage to be located and diverted before work commences.
- A position route through the works shall be maintained at all times and clearly defined by suitable barriers and lights when necessary.
- The contractor is obliged to obtain necessary road opening and/or sewer connection licence's prior to commencement of the works.
- One vertical joint per course of brick work shall be left open to allow drainage during construction.
- All statutory underpinning covers and frames to be adjusted to suit one cartage way level prior to commencement of works.
- All existing gutters and drain runs to be cleared of debris and high pressure water jetted prior to commencement of works.
- The existing sewers and culverts shown on this drawing are taken from various archives, drainage plans and sewer records. Some of this information is contradictory and the locations shown are interpreted using existing features and available locations shown on the survey. The exact depth and location should be verified on-site prior to commencing construction.
- All adoptable sewer works and material to be in accordance with Sewer Sector Guidance (SSG) / ICCS, and Insox Water requirements and tolerances.
- All drainage works shall be adopted by Insox Water to be subject to their approval prior to commencement on site.
- All hard standing and impermeable areas outside the adopted highway boundary to be drained and collected to private drainage systems and discharged into the surface water sewer before water enters onto the public highway.
- Gullies should not be located in the area of dropped curbs.
- The chamber size of manholes with more than one connection in them may need to be increased and increased to accommodate the connections and bends.
- Sewers to be laid in Class 'F' bedding (150mm granular bed and surround). Where depth of cover to top of the sewer is less than 1.2m in dryness and deeper than 100mm in non-vehicular access areas then a concrete slab should be provided above granular bed and surround. Refer to Sewer Sector Guidance (SSG) / ICCS for construction measures.
- Granular bedding for pipes shall consist of aggregates from natural sources complying with the relevant provisions of BS 802 sized in accordance with the table above.
- All pipes with a diameter larger or equal to 375mm shall be concrete. Pipes with a diameter less than 375mm shall be clay or ductile iron.
- Verified clay pipes and fittings for sewers shall have flexible mechanical joints. Pipes for foul sewers and surface water sewers shall comply with relevant requirements of BS EN205 and BS 52 (surface water pipes only).
- Manhole covers shall have a clear opening of 675mm and shall be Class D400 to BS EN 124 with 150mm deep frames as high as possible.
- Firm ground must be filled and consolidated under the supervision and to the satisfaction of Insox Water before any sewer works are carried out.
- Insox Water is not obliged to accept firm drained drainage runoff into the public sewer network or adoptable drainage system (directly or indirectly). An alternative method of disposal of the land drainage runoff will therefore be required and you will have to liaise with the Local Authority, Land Drainage Section with regard to the disposal of the firm drained drainage runoff.
- Cover slabs must carry the BS1686 or will be rejected by the Insox Water Inspectors. Where the clear opening of the manhole product is different to that of the cover and frame, a casting bearing shall be provided above the cover slab to bring the size down to 600mm x 600mm for cover & frame specified cover size. Please refer to Concrete Pipe Systems Association (CPSA) 'Technical Bulletin' issued Autumn 2004 for manhole cover slab opening sizes.
- Suitable Resistant cement (C30/37) and precast concrete products must be used or a laboratory report provided proving that such products are not necessary.
- The adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb face and service manholes.
- Sewers must have 5.0m clearance from trees and hedges (refer to Sewer Sector Guidance (SSG) / ICCS for restrictions on tree clearing adjacent to sewers).
- All private work to be in accordance with current building regulations.
- Drains passing through buildings to be protected with kerel cover.
- No building to take place within 3.0m of an adoptable sewer.
- No services to be laid over or within 1.0m of an adoptable sewer.
- Private drainage connections not direct to manholes are to be made via a 45 degree junction and not saddle.
- Bedding and backfill material to conform to the requirement of Water Industry Specification 4-08-02 (Table A2).
- All proposed sewers located within 5 meters of the public sewer shall be ductile iron pipe work.

Station	Easting	N
S1	454455.055	409865
S2	454434.262	409861
S3	454469.451	409826.95

Notes:

- All finished floor levels are a minimum of 150mm higher than prevailing ground levels so any likelihood of excess flow should not affect the plots.

D	18.01.25	Site layout and associated details updated	NB	IE
C	20.11.24	Details updated in respect of latest site layout dated 19.11.24	NB	IE
B	28.08.24	Details added following initial comments from ICCSA dated 27.08.24	NB	IE
A	02.05.24	New topographical survey undertaken and all associated details updated	NB	IE

Rev: Date: Amendment: DRN CHK APR

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Client: Newett Homes

Status:

Scale: 1:250 Drawn: JI Cmt: NB Appvd:

Size: A0 - 841 x 1189 Project: Residential Development  
Owston Road, Carcroft, Doncaster

Title: Flood Exceedance Plan

Drawing No: 23/347/500/008 Revision: D  
Job No: 23-347 Date: 25.09.23

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