

AMENDED

1. All work to be in accordance with the current Building Regulations
2. Only written dimensions to be used
3. Discrepancies and abnormalities to be reported.
4. If in doubt Ask.

General notes :

All work to be in accordance with the current building regulations.

Drains passing through buildings to be protected with lintel over.

No building to take place within 3.000M of an adaptable sewer.

Main sewers, manholes and materials to be laid in accordance with Design & Construction Guidance and to the satisfaction of Severn Trent Water Limited, North Lincolnshire Council Highways and to be suitable for the prevalent ground conditions.

All adaptable sewers to be in Polysewer Plastic, hapsleve clay, Concrete Class C120 or similar with class S bedding or as defined on long sections.

Highway construction to be in accordance with 6C's & Nottinghamshire County Council Highway Design requirements.

Private drainage to be in 110mm dia. (unless shown otherwise) plastic pipe with granular bed & surround to the satisfaction of the building control officer. Minimum gradient 1/100 for SW, 1/80 for foul.

Adaptable manholes to be as specified on manhole schedule drawings.

Manhole covers and frames to be heavy duty with 675 x 675 clear opening manufactured in cast iron or ductile iron and shall comply with the requirements of BS EN 124, shall be kitemarked or equivalent and with Severn Trent current Health & Safety standards.

Road gullies to be trapped, have rodding eye and 150mm dia. outlet. 750mm deep X 450mm internal diameter. Grates and frames to be approved type ref. BS EN 124 D400 in ductile iron with end hinge and 100mm deep frames and shall be kitemarked or equivalent.

Levels marked on dwellings refer to ground floor level.

Tactile surfacing to be provided at all prom crossings in accordance with the requirements of NLC Highways Department.

Note that protective concrete cover slabs to be used in non traffic areas which doesn't achieve 0.90m cover and 1.20m cover in traffic areas

----- foul sewer
----- surface water drain/sewer

Note minimum pipe sizes for adaptable purposes to be 150mm dia.

Note that existing manhole inverts and pipe gradients are approximate only and are subject to checking on site.

ROAD MARKINGS REQUIRED AT ALL JUNCTIONS IN ACCORDANCE WITH STANDARD DETAILS TO NORTH LINCOLNSHIRE COUNCIL HIGHWAYS REQUIREMENTS

NOTE THAT AS REQUIRED BY SEVERN TRENT WATER RECESSED/INFILL MANHOLE COVERS ARE NOT PERMITTED AND SHOULD NOT THEREFORE BE USED

NOTE THAT PRE CAST CONCRETE MANHOLE RINGS ARE NOT TO BE CUT UNDER ANY CIRCUMSTANCES AS REQUIRED BY SEVERN TRENT WATER

PIPES ENTERING MANHOLES WITH DIFFERING DIAMETERS ARE TO BE LAID WITH SOFFITS LEVEL.

ALL TREE PLANTING TO MEET THE STANDARDS OF THE DESIGN AND CONSTRUCTION GUIDANCE AS SPECIFIED THEREIN.

SNP - STREET NAMEPLATE LOCATION

NOTE THAT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORKS ARE CARRIED OUT TO THE REQUIRED STANDARD STIPULATED BY GLEESON HOMES INCLUDING CURRENT EDITIONS OF THE BUILDING REGULATIONS, DOCS, RELEVANT BRITISH STANDARDS, EUROCODES AND GOOD BUILDING PRACTICE. IF IN DOUBT, REFER TO GLEESON HOMES TECHNICAL DEPARTMENT FOR CLARIFICATION.

ADDITIONAL NOTES TO MEET SEVERN TRENT REQUIREMENTS

- Infill covers and frames not to be used in block paved areas. However, there are no block paved areas on this site.
- Catchpits shall not be adopted.
- Where pipes cross, a plastic membrane is to be used for protection to eliminate any chance of cross contamination.
- No backdrops to be used, sleeper gradients are preferred to the use of backdrops.
- Precast concrete manhole rings will not be cut under any circumstances. The manhole should be built up with concrete or brickwork to the top of the pipe.
- Protective concrete cover slabs to be used on pipes in non-trafficked area which do not achieve 0.9m cover level and 1.2m cover in trafficked area.
- Pipes of different diameters entering manholes should be installed with soffits at the same level, unless specified otherwise i.e. onto the PCC storage tank.
- The outside of the sewer should be in the vehicle carriageway (not footpath) and be at least 1m from the kerb line. The outside of manholes should be at least 0.5m from the kerb line.
- Proposed trees are to adhere to the Design & Construction Guidance. The trees specified will be as per that document and positioned to meet the requirement.
- All proposed manhole covers & frames should have a minimum of 675mmx675mm to maintain clear opening and to comply with Severn Trent Water Ltd Current Health & Safety standards. The cover and frames should be D400 standard and be kitemarked.
- The materials to be used must be suitable for the ground conditions.
- In situations where traffic loading is anticipated to be heavier than would occur on a typical residential estate distributor road (i.e. braking or turning near a junction) a higher specification cover (E600) should be used. Not anticipated on normal residential development such as this one.

NOTE THAT WHERE OUTFALLS TO THE PUBLIC SEWER NETWORK ARE PROPOSED, THESE ARE TO BE ESTABLISHED BY THE CONTRACTOR PRIOR TO NEW WORKS BEING UNDERTAKEN TO ENSURE THAT ADEQUATE FALLS ARE AVAILABLE TO ACHIEVE THE REQUIRED ON SITE SPECIFIED DESIGN DETAILS. DISCREPANCIES OR PROBLEMS TO BE REPORTED PRIOR TO MAKING PROGRESS.

RISK ASSESSMENT	LEVEL OF RISK	SUGGESTED ACTION
DEEP EXCAVATIONS ASSOCIATED WITH NEW DRAINAGE WORKS	HIGH	ENSURE ALL EXCAVATIONS HAVE ADEQUATE TRENCH SUPPORTS.
HANDLING LARGE DIAMETER MANHOLE RINGS AND PCC PIPES	HIGH	USE CORRECT LIFTING EQUIPMENT AND ENSURE OPERATIVES WEAR APPROPRIATE PROTECTIVE CLOTHING/SAFE WHS.
CONTACT WITH SEWERAGE	MED	OPERATIVES TO USE CORRECT BREAKING EQUIPMENT.
NOISE	MED	OPERATIVES TO USE CORRECT EAR PROTECTION.
FINANCE EXCAVATIONS AROUND EXISTING BOUNDARY STRUCTURES	HIGH	ENSURE CORRECT SUPPORTS ARE PROVIDED TO TRENCHES AND BALANCE CHARGES REQUIRED.
EXCAVATION IN PUBLIC HIGHWAY AND CLOSE TO EXISTING STRUCTURES	HIGH	ENSURE CORRECT USE OF TRENCH SUPPORTS IN EXCAVATION AND SIGNED APPROX TO PROTECT MEMBERS OF THE PUBLIC.
MAINTAIN ACCESS TO ADJACENT PROPERTIES AND OCCUPERS.	HIGH	ENSURE WORKS ARE PROTECTED WITH BARRIERS AND SIGNS TO GUIDE THE PUBLIC AWAY FROM THE WORKS.
SOFTWORKS ASSOCIATED WITH PROPOSED WATER FLOODING	HIGH	ENSURE ALL EXCAVATIONS HAVE ADEQUATE TRENCH SUPPORTS.

C. 05/12/21 amended to STW Round 2 comments (TC).
B. 04/11/21 amended to STW Round 1 comments (PM).
A. 12/09/21 amendments to suit Domestic/External Works Revision.

James Eaton Design Ltd
Design Consultant 1992-2021
Development • Highways • Drainage
Stoneycroft, Brackenhill, Ackworth,
Pontefract, West Yorkshire WF7 7RG
Tel. 01977 618626 Fax 01977 625114
e-mail james@jameseatondesign.co.uk

Client: **Gleeson Homes**
Site: **Phoenix Parkway, Souththorpe.**

Title: **Engineering Layout :**
Sheet 2.

Date: Aug 2021
Scale: 1/500
Drawing No: 21/736/10062C

Copyright © James Eaton Design Limited 2020. All Rights Reserved. Any unauthorised copying or reproduction of this drawing without the consent of the Company will constitute an infringement of copyright.



FLOW CONTROL DATA MANHOLE S23
DEVICE DIAMETER 86MM
DEVICE MANUFACTURER HYDRO
DEVICE MODEL NO SHE-0086
DEVICE DESIGN HEAD 3.500M
DEVICE DESIGN DISCHARGE 5.8L/S

SEE HYDRO MODEL REF SHE-0086-5800-3500-5800 DATED 27 07 2021

FLOW CONTROL DATA-S36
DEVICE DIAMETER 101MM
DEVICE MANUFACTURER HYDRO
DEVICE MODEL NO SHE-0101
DEVICE DESIGN HEAD 1.300M
DEVICE DESIGN DISCHARGE 5.0 L/S

SEE HYDRO MODEL REF SHE-0101-5000-1300-5000 DATED 27 07 2021