

# 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 adoptable sewer.

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

All adoptable sewers to be in hepsleve 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.

Adoptable manholes to be concrete ring type 1200mm diameter, unless specified otherwise in 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 prism crossings in accordance with the requirements of Nottinghamshire CC Highways Department.

Note that protective concrete cover slabs to be used in non traffic area 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 adoptable 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 NOTTINGHAMSHIRE CC REQUIREMENTS

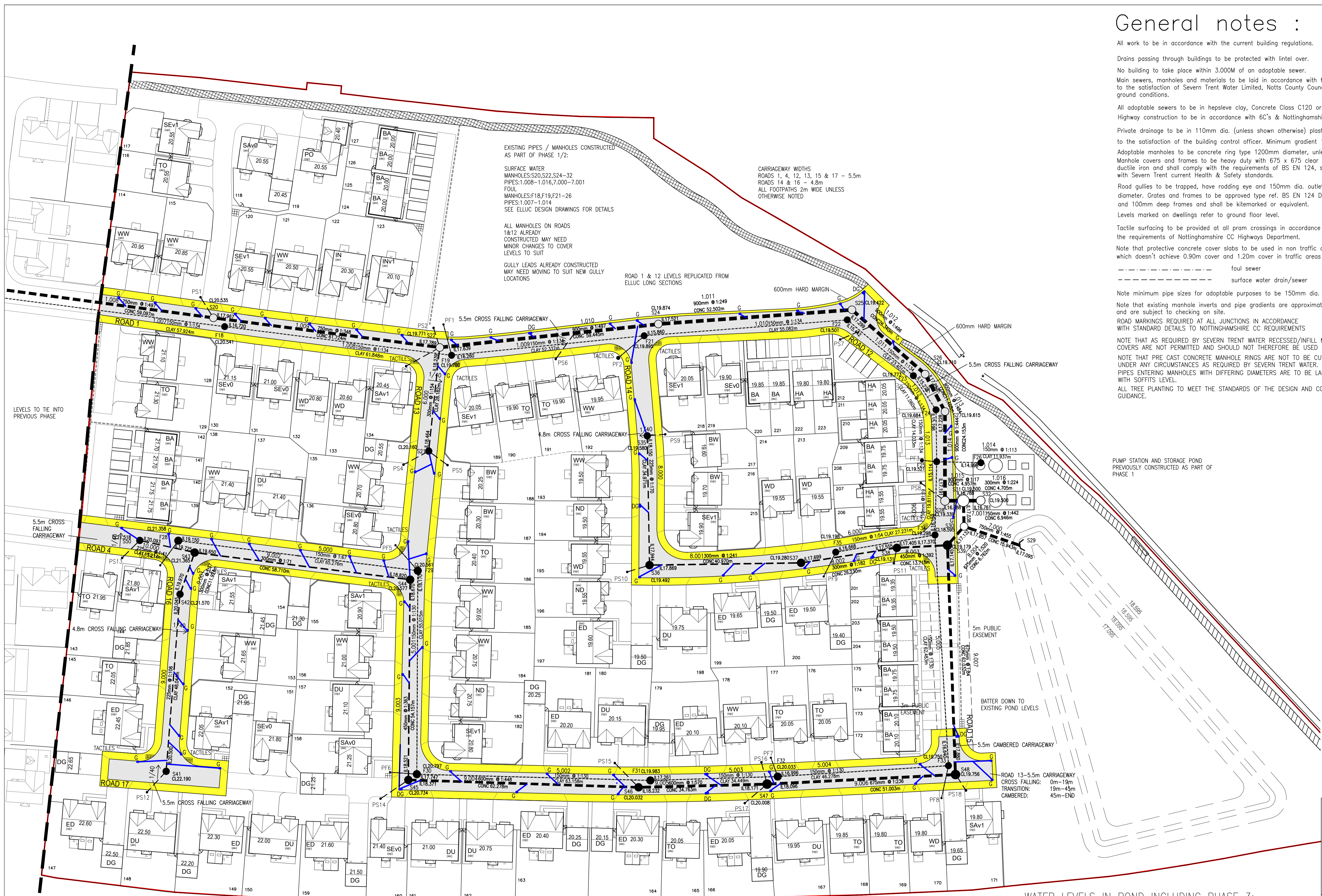
NOTE THAT AS REQUIRED BY SEVERN TRENT WATER RECESSED/INFILL MANHOLE COVERS ARE NOT PERMITTED AND SHOULD NOT THEREFORE BE USED

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.

PUMP STATION AND STORAGE POND PREVIOUSLY CONSTRUCTED AS PART OF PHASE 1



EXISTING PIPES / MANHOLES CONSTRUCTED AS PART OF PHASE 1/2:  
SURFACE WATER MANHOLES: S20, S22, S24-32  
PIPES: 1.008-1.016, 7.000-7.001  
FOUL MANHOLES: F18, F19, F21-26  
PIPES: 1.007-1.014  
SEE ELLUC DESIGN DRAWINGS FOR DETAILS

ALL MANHOLES ON ROADS 1&12 ALREADY CONSTRUCTED MAY NEED MINOR CHANGES TO COVER LEVELS TO SUIT  
GULLY LEADS ALREADY CONSTRUCTED MAY NEED MOVING TO SUIT NEW GULLY LOCATIONS

CARRIAGEWAY WIDTHS  
ROADS 1, 4, 12, 13, 15 & 17 - 5.5m  
ROADS 14 & 16 - 4.8m  
ALL FOOTPATHS 2m WIDE UNLESS OTHERWISE NOTED

ROAD 1 & 12 LEVELS REPLICATED FROM ELLUC LONG SECTIONS

LEVELS TO TIE INTO PREVIOUS PHASE

LEVELS TO TIE INTO EXISTING SITE BOUNDARY

### WATER LEVELS IN POND INCLUDING PHASE 3:

1YR:	17.255m
30YR:	17.590m
100YR + 30% CC:	18.018m

RISK ASSESSMENT SIGNIFICANT RISKS THAT CANNOT BE DESIGNED OUT	LEVEL OF RISK (1-4)	SUGGESTED ACTION
DEEP EXCAVATIONS ASSOCIATED WITH NEW DRAINAGE WORKS	HIGH	ENSURE ALL EXCAVATIONS HAVE ADEQUATE TRENCH SUPPORTS.
SHIELDING LARGE DIAMETER MANHOLE PIPES	HIGH	USE CORRECT LIFTING EQUIPMENT AND ENSURE OPERATIVES WEAR APPROPRIATE PROTECTIVE CLOTHING/HARD HATS.
CONTACT WITH SERVICES	MED	OPERATIVES TO USE CORRECT BREAKING EQUIPMENT.
NOISE	MED	OPERATIVES TO USE CORRECT EAR PROTECTION.
TEMPORARY EXCAVATION ADJACENT EXISTING BOUNDARY STRUCTURES AND WORKING IN SLEEPING AREAS	HIGH	ENSURE CORRECT SUPPORTS ARE PROVIDED TO TRENCHES AND BUILDINGS REQUIRING PROTECTION.
EXCAVATION IN PUBLIC HIGHWAY	HIGH	ENSURE CORRECT USE OF TRENCH SUPPORTS IN EXCAVATION AND SCREENS BARRIERS TO PROTECT HIGHWAY OF THE PUBLIC.
MAINTAIN ACCESS TO ADJACENT PROPERTIES AND OCCUPANTS	HIGH	ENSURE WORKS ARE PROTECTED WITH BARRIERS AND SIGNS TO GUARD THE PUBLIC AWAY FROM THE WORKS.
EMPLOYEES ASSOCIATED WITH PROPOSED WORK FEATURES	HIGH	ENSURE ALL EXCAVATIONS HAVE ADEQUATE TRENCH SUPPORTS.

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

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Revision:

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**A1**

Client:  
**Harron Homes**

Site:  
**Retford Phase 3**

Title:  
**S38 Plan**

Date: Jan 21 Scales: 1/500 Drawing No.: M21/1006/1005

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