A1

Notes

1. All levels relate to Ordnance Datum.
2. For adoptable roads and sewer details refer to drawings 101 to 130 and Severn Trent Water Standard Details.
3. For external works finishes refer to drawing 141 - 1 to 8.
4. For finished level details refer to drawing 143 - 1 to 8.
5. For construction details to private areas refer to drawings 151 to 156.

Adoptable Drainage

6. The planning, design and construction of sewers shall be in accordance with Sewers for Adoption 7th Edition, a design and construction guide for developers, the Civil Engineering Specification for the Water Industry 6th Edition.
7. All type 1A & 2B manholes should have a concrete surround. Concrete rings shall be sealed using "Tokstrip" and lifting eyes pointed with resin modified mortar.
8. Manhole covers & frames shall be ductile iron with a minimum square opening of 675x675mm. Covers shall be double triangle for 675mm square openings and be provided with loose bolted connections. Frame depth shall be 150mm.
9. The use of ladders or steps in manholes, wet wells and valve chambers shall comply with the following: Mild steel plastic encapsulated manhole single steps shall not be used in manholes of a greater depth than 1.0m. Mild steel plastic encapsulated double steps may be provided in manholes up to 3.0m in depth. Ladders shall be provided in accordance with BS4211 in manholes between 3.0 to 6.0m deep.
10. Hot dipped galvanized mild steel ladders should be installed in type 1A manholes.
11. Proposed adoptable sewers are only permitted to have other sewer/gully connections and other services laid at angle of between 45 degrees and 90 degrees across the line with a vertical clearance in excess of 300mm.
12. All ironwork to be kite marked by BSI or certified by equal inspection authority.
13. Red coloured plastic marker tape at least 150mm wide shall be laid at a minimum of 200mm above the soffit of the pipe. The tape shall be printed with the words gravity sewer in bold capital letters throughout its length and at intervals not exceeding 700mm and shall incorporate a corrosion resistant tracing system for non-metallic pipes.
14. All CLAY pipework is to be Extra Strength Vitrified Clayware to BS EN 295.
15. All PLASTIC pipework is to be Thermoplastic Structured Wall pipe to BS EN 13476 Part 1 and 2 or 3, stamped SN8, no longer than 3m and if found deformed by more than 6% are to be replaced.
16. All CONC pipework is to be Class M Flexible Jointed Concrete Pipework to BS 5911 : Part 100
17. All pipework is to have a Class S Granular Bed and Surround unless indicated as Concrete Surround.
18. First manhole upstream from the connection point to the public sewer to be fitted with a temporary debris screen to prevent debris entering the public sewer. Screen to be removed prior to occupation of dwellings.

Building Drainage

19. All connections to adoptable manholes from private building drainage to be 150mm diameter pipes unless otherwise specified.
20. All house drainage to be 100mm dia unless otherwise stated, and laid in accordance with current Building Regulations and BS8301 : 1985.
21. Pipes are to be either extra strength vitrified clay to BSEN295 : Part1 with flexible joints, or P.V.C. complying with the relevant provisions of BS4660, or BS5480 and kitemark certified.
22. Pipe bedding material is to be Class S with 100mm minimum thickness surround. Bed thickness to be increased to 150mm in rocky fround. Granular material to be 10mm nominal size.
23. Where pipes are beneath drives or parking courts and less than 500mm depth to soffit, the pipe bedding shall be minimum 100mm Concrete Surround
24. Backfill is to be be with selected fill free of stones larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter.
25. Pipes entering and leaving manholes/inspection chambers shall include a rocker pipe, 600mm in length.
26. Brickwork to chambers shall be Class B Engineering to BS3921.

Health & Safety Note :

Refer to standard detail drawings 100 to 108 for additional health & safety notes

The sub-contractor should be familiar with the contents of the geo-environmental reports and protect against any risks that arise.

The sub-contractor is responsible for obtaining copies of service and drainage record plans and taking all care to ensure that existing services are protected or disconnected

All waste material should be placed in appropriate skips or removed from site to avoid trip hazards

The following items require method statements:-

- Any excavations including safe access and support
- Working in confined spaces
- Working in or adjacent to the public highway
- Working in or connecting to live sewers
- Working near live or overhead services
- Protection to trees and landscaping
- Handling & erection of all steelwork, precast concrete units & pad stones & any units greater than 20kg in weight.
- Protection from risk of fall into all excavations and from exposed faces (including floor slabs) where changes in level where falls could cause an injury

REV	First Issue.	DATE 16.01.26	INITIAL AJH

Newland HOMES

Stones Farm, Cricklade Phase 2

Preliminary Drainage and Finished Levels (4 of 7)

Drawn	AJH
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