JURUTERA BAHAGIAN
PANTAI BARAT SELATAN
PETI SURAT NO.29,
JKR BEAUFORT,
BEAUFO RT

Telefon: 087-211333
Faks: 087-212036
LamanWeb: http://www.jkr@sabah.gov.my

Rujukan Tuan:
Rujukan Kami: JKR. BFT.600-
Tarikh: 25 Oktober 2019

Pegawai Eksekutif,
Majlis Daerah Beaufort
Peti Surat No.181,
89808 Beaufort, Sabah

Tuan,

CADANGAN PEMBINAAN PROJEK BALAI BOMBA DAN PENYELAMAT BEAUFORT KEMUDAHAN TAMBAHAN MENARA LATIHAN, SETOR LOGISTIK, KOLAH AIR, PADANG KAWAD, RUMAH SAMPAH DAN PENCAWANG ELEKTRIK SESB DI ATAS LOT NO.175331227, JALAN KOMPLEKS SUKAN, DAERAH BEAUFORT, 89800 PEKAN BEAUFORT, SABAH
-Development Plan and Building Plan
No.Drawing : Drg.No.NIA 902/KPKT/BB/BS/PA-01,PA-02,PA-03,PA-04,PA-05,PA-06 &PA-07
-ref MDBFT:400-8/15 KLT.1-Plan 10/2017 dated 30/9/2019 received 1/10/2019

Our comments are:

1. The *"akses keluar jentera bomba"* for the proposed development is too near to the existing driveway entrance. Kindly submit the revise drawing for our comment.

2. In accordance to Clause 85(1) of the Road Transport Act 1987, prior approval must be sought from JKR before connection of access road to the proposed development from JKR road. Unless approved by J.K.R., all the developer's scope of works within J.K.R. Road Reserves are strictly prohibited. Developer / Consultants shall be responsible to ensure that there is no encroachment(s) into Government Road Reserve. Subject to the Development Plan being approved by Local Authority, as soon as the Engineering Plans relating to access road/drain connecting into J.K.R. road is approved, Developer/Consultant is required to submit wayleave application to J.K.R. Beaufort for approval before commencement of any scope of works within J.K.R. Roads Reserves. Please liaise closely with J.K.R., Beaufort Road Maintenance Section.

3. Wayleave application to be submitted to Jurutera Bahagian Pantai Barat Selatan, JKR Beaufort for approval prior to works commencement.

4. Adequate turning radial for access road to be provided and to be indicated on the plan.

5. Access R.C. culvert of adequate capacity to be provided and to be indicated on the plan.

Scanned by CamScanner

6. Width of access road to be indicated on the plan.

7. All surface water runoff from the proposed development is not allowed to be discharged into existing J.K.R. roadside drains as JKR roadside is designed to cater for surface runoff from road only.

8. Size, direction and type of J.K.R. roadside drain to be indicated on the site plan.

9. Developments adjacent to each other should be encouraged to share one single treatment plant/communal septic tank to cut-down the number of sewage treatment plant/communal septic tank and thus reduce operation and maintenance cost to be borne by the government in future.

10. To facilitate connection to the future Government Sewerage main which is normally along main road, sewage treatment plants should preferably be sited close to the Government main road.

11. If there is no Government sewer main in the area. For development with a population equivalent (PE) more than 150 persons or 30 units, the developer provides a preliminary engineering report consisting of the consisting of sewerage treatment plant and sewerage network counterproposal. The sludge processing facility to be included as part of central treatment plant.

12. In case there is a nearby government sewer line, the developer shall connect the sewerage system to the government sewer line. However, the developer shall obtain approval or permit (wayleave approval from JKR) prior to connection from the relevant JKR and Local authorities. The developer should pay capital contribution to Local authorities if the proposed development connected to government central sewerage system. The total contribution shall verify by solicitor / accountant and refer to local authorities for their checking and approval. The receipt shall be submitted to this office prior commencement of construction.

13. Furthermore, for development with a population equivalent (PE) less than 150 persons is to be served by communal septic tank including secondary treatment (e.g. soak away system etc). An individual septic tank is NOT acceptable. The mode of sewage disposal, the position and course off all water channels or drain should be clearly shown on sewerage plan.

14. Preliminary engineering details such as general layout, position of manholes, direction of flow, location of sewerage treatment plant, size of treatment plant reserve, size of sewer reserve etc. should be submitted to JKR for checking and approval. A separate drawing is required to indicate all these details.

15. If the proposed development intends to connect to any existing treatment plant, the Developers/Consultants should be responsible to check whether the existing sewage treatment plant has the capacity to cope with additional inflow from the proposed development or whether the existing sewage treatment plant can be extended to accommodate the proposed development. To provide detailed connection of the proposed sewer into existing / nearest manhole including invert level, size of manholes to be indicated in the sewerage plan.

16. If there is government sewerage facility is available near the development, the Architect / Engineer shall consult / provide design calculation and detailed engineering to show the adequacy of the existing sewerage network and /or upgrading sewage treatment plant to cater for the additional discharge must be submitted for checking and approval by Jabatan Kerja Raya (JKR) prior to the commencement of construction.

Scanned by CamScanner

17. To provide sufficient land area for sewage treatment plants after taking into consideration the required setback and butter zones / distance as required by MSIG and should be indicated / clearly shown on the site layout plan.

18. To provide design calculation and detailed engineering drawings for the central treatment plant / communal septic tank including the secondary treatment should be submitted for checking and approval by Jabatan Kerja Raya (JKR) prior to the commencement of construction.

19. To provide design calculation and detailed engineering drawings the sewerage system network and associated appurtenances should be submitted for checking and approval by Jabatan Kerja Raya (JKR) prior to the commencement of construction.

20. The minimum size of a gravity sewer conveying raw sewage shall be 200mm in diameter, for residential development 225mm diameter for commercial development in order to minimize blockage in the future.

21. All the proposed sewer pipe shall be vitrified clay (VCP) pipe to be used up to 600mm. For pipe diameter more than 600 mm, the reinforced concrete pipe (RCP) shall be used. The RCP must comply to SPAN Standard and Specification. Other pipe shall be refered to JabatanKerja Raya for submission and approval.

22. All sewer pipe shall be sited in public land reserve and laid away from all services, if any, the minimum vertical and horizontal distance between sewer pipe and services is 1 meter and 3 meter, respectively. Eg. Road, drainage, etc.

23. All manhole covers shall be written words 'KUMBAHAN, with embossed logo and locking device to prevent unauthorised lifting or removal and to install devise hinge in accordance Jabatan Kerja Raya (JKR) standard and specification.

24. Manholes structures shall NOT be constructed on slope or within slope failure. And NO brick manholes shall be used. The minimum depth for public sewer manhole is to be 1.2 meter. Manhole structures design should comply with "Malaysian Sewerage Industry Guidelines (MSIG) Volume III – Sewer Networks and Pump Stations".

25. The width of the drainage/sewerage reserve at the back of terraced houses for a proposed housing estate should not be less than 2.75m (9 feet). This reserve should be for the purpose of sewers or it access road for operation and maintenance only, i.e. other services (e.g. telephone/SESB Cables or poles) should not be located here as any subsequent repair to the sewers will affect such services. In case if the sewage network or system is constructed at the rear of the house.

26. CCTV testing and inspection shall be conducted to the sewer line including all manholes and lateral property connection and the report shall be submitted to the Jabatan Kerja Raya and Municipal Council for their checking and approval before any certificate of fitness issued.

27. To provide a pre-treatment device for reduction of fats, oils, grease before discharge into the sewerage collection system in their compound especially for commercial development e.g. Restaurant, Hotel and Motor services centre.

Scanned by CamScanner

28. All engineering drawings and calculation must be endorsed by Professional Engineer indicating their registered serial. The Professional Engineer shall take full responsibility of the design performance of the sewage system.

29. The design of sewerage system and associated appurtenances should also be in accordance with the principle set out in the 'Malaysian Standard MS1228: Code of Practice for Design and Installation of Sewerage Systems and Malaysian Sewerage Industry Guidelines (MSIG) Third Edition'.

30. Operation and maintenance manual for the STP and pump station to be submitted to the local authority upon completion. Training to be provided upon handing over STP to client.

31. This office has no objection to the proposed building plan and kindly be reminded that the consultants are fully responsible to their design.

Thank You.

"BERKHIDMAT UNTUK NEGARA DENGAN BERSIH, CEKAP DAN AMANAH"

Saya yang menjalankan amanah,

(AISHAHTURIZDAH ASHGUL)
Jurutera Bahagian,
Pantai Barat Selatan,
JKR Beaufort.

Sk Noor Izwan Architect
E-0-3, Blok E, Karamunsing Capital, Off Jalan Tuaran,
88100 KOTA KINABALU

AA/-

Scanned by CamScanner