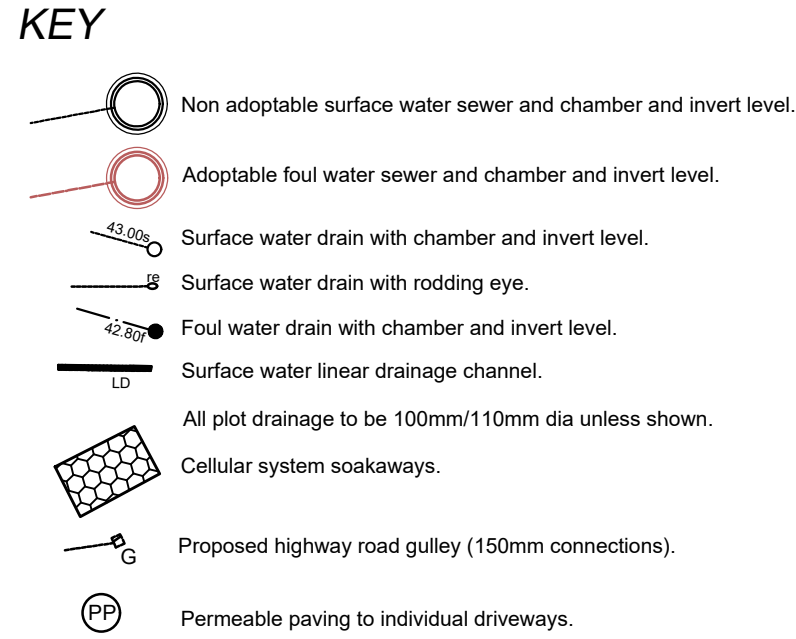
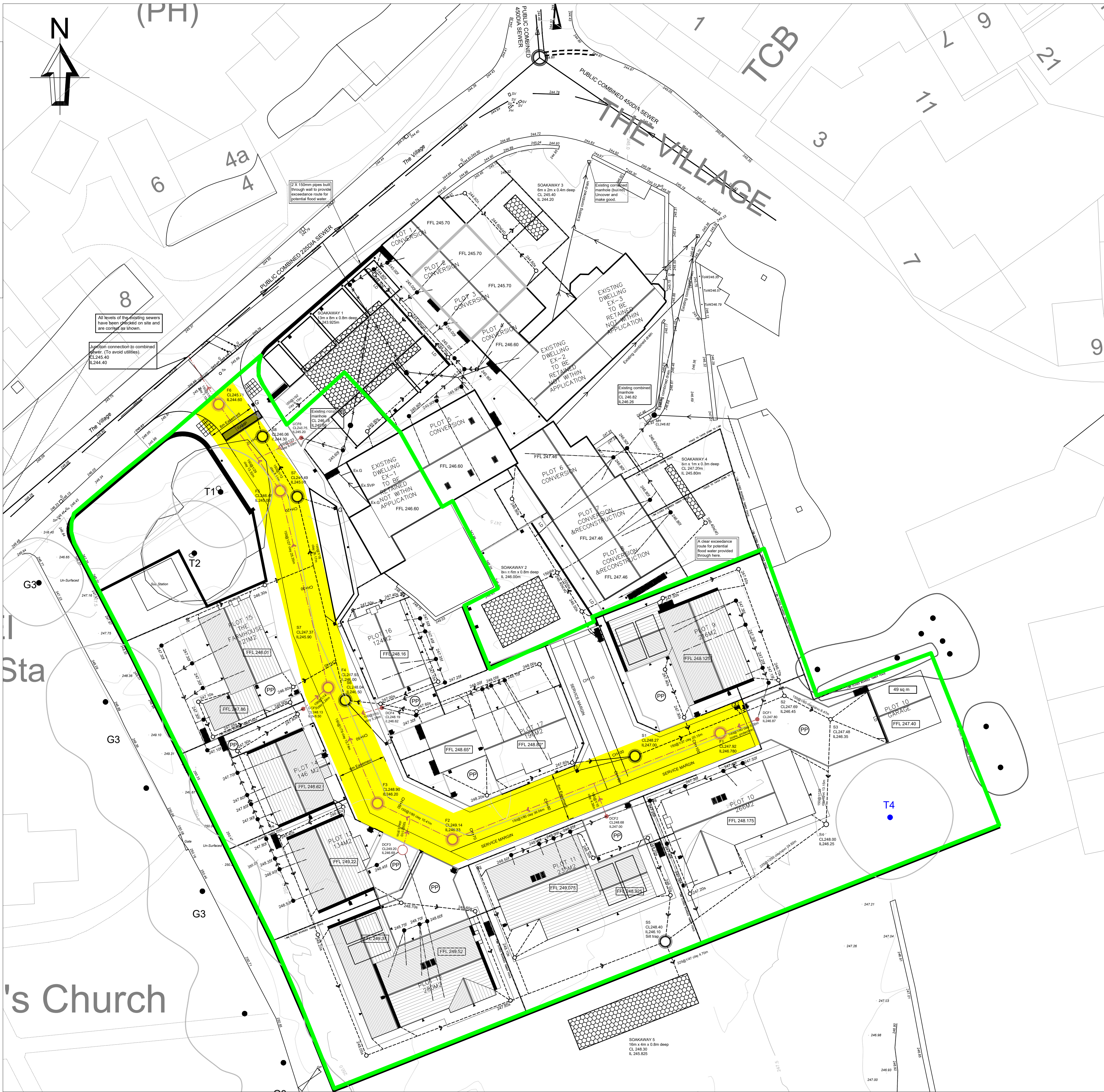




The position of SVP and other foul outlets are approximate only.
Use Architects drawings to locate and check.
All levels relate to the topographical survey carried out to OSBM by GPS



- YORKSHIRE WATER SEWER NOTES
- All adoptable sewer works and materials to be in accordance with 'Code for Adoption', The relevant British/European and Yorkshire Water's Standards/Requirements/Addendum to the Mechanical and Electrical Specification and kitemarked.
 - Manhole covers shall/must have a clear opening of 600mm and shall be Class D400 to BSEN124 with 150mm deep frames in highways.
 - Filled ground must be filled and consolidated under the supervision of and to the satisfaction of Yorkshire Water before any sewer works are carried out.
 - Yorkshire Water is **not** obliged to accept filter drain/land drainage run-off into the public sewer network or adoptable drainage system (directly or indirectly). An alternative method of disposal of the land drainage run-off with therefore be required and you will have to liaise with the Local Authority, Land Drainage Section with the regard to the disposal of the filter drain/land drain run-off.
 - The adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins.
 - Sewers must have 5m clearance from trees and hedges or the width of the canopy at mature height.
 - Sewers to be laid with Class 'S' Bedding (150mm granular bed and surround). Where depth of cover to top of sewer is less than 1.2m in highways and verges (or less than 900mm in none vehicular areas), then a concrete slab should be provided above the granular bed and surround.
 - Bedding and backfill material to conform to the requirements of the Water Industry Specification 4-08-02 (Table A2).
 - Yorkshire water policy is not to accept Type 'c' brick manholes and 1050mm diameter rings. Instead it is preferred that you use a type 'B' manhole with 1200mm dia or 1500mm dia rings with the opening sited over the channel where depth of cover to pipe soffit is 1-1.5m.
 - Adoptable plastic sewer pipes to be BSI Kitemarked (certified to WIS 4-3-01 and BSEN13476). Adoptable plastic sewer pipes to be laid in 3 metre lengths unless there is a specific operational need to lay longer lengths. Plastic channel sections in manholes are not acceptable and Yorkshire Water would prefer clayware channels in manholes. We have found that plastic channels are difficult to set in concrete because they float and a satisfactory finish cannot be obtained on the bedding.
 - The minimum crushing strength for clay pipes should be as follows:- 100mm dia 40KN/m, 150mm dia, 40KN/m, 225mm 45KN/m and 300mm dia, 72KN/m. The minimum crushing strength for concrete pipes should be - (Class 120 to EN 1916/BS5911-1 2002). Plastic pipes should conform to WIS 4-35-01 and BSEN13476.
 - Where a B125 cover and frame has been approved, this **MUST NOT** be coated in plastic and must have lifting eyes suitably sized to accommodate standard lifting keys. Screw down covers are not acceptable.
 - There must be enough clearance at crossovers to accommodate bedding for both pipes, approx. 300mm If crossover is near the rocker then the clearance needed may need to be increased.

	2	YW reference number added. Green line boundary amended. Location of F1 & DCF1 amended. Easement amended near F1.	12/01/24
	1	First issue for approvals	17/11/23
Checked	Rev #	Description	Date

Client

Radcliffe Developments
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Job Title

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FARNLEY TYAS

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Drawing Title			
HIGHWAYS AND DRAINAGE			
SECTION 104 PLAN			
Scale	Date	Drawn	Checked
1:250 @ A1	NOV 2023	HM	JB
Drg No.			Rev
4011/112			2