



- NOTES:**
- OS GRID REFERENCE IS AS FOLLOWS: SE 13354, 17688
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.
 - THIS DRAWING IS NOT TO BE PRODUCED IN ANY PART OR FORM WITHOUT CONSENT OF SANDERSON ASSOCIATES DEVELOPMENT LIMITED, ALL COPY RIGHT RESERVED. DO NOT SCALE. IF IN DOUBT CONTACT SANDERSON ASSOCIATES.
 - TOPOGRAPHICAL SURVEY UNDERTAKEN BY OTHERS, SURVEY STATION LOCATION AND CO-ORDINATES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF SETTING OUT.
 - EXISTING ROAD LEVEL AND DRAINAGE INVERT LEVELS SHALL BE CHECKED PRIOR TO CONSTRUCTION COMMENCEMENT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER.
 - THE LOCATION AND DEPTH OF ALL EXISTING SERVICE APPARATUS SHOULD BE CONFIRMED WITH THE SERVICE AUTHORITIES PRIOR TO ANY EXCAVATION WORK TAKING PLACE.
 - FOR DRAINAGE STANDARD DETAILS REFER TO SANDERSON ASSOCIATES DRAWINGS. 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 FOR WATER INDUSTRY 7TH EDITION. COMPLIANCE WITH HEALTH & SAFETY MATTERS ON ANY TRENCH/MANHOLE IS OBLIGATORY AND A PERMIT TO ENTER A CONFINED SPACE IS REQUIRED WHEN CONNECTING SITE DRAINAGE TO THE EXISTING PUBLIC SEWERAGE SYSTEM. A PERMIT TO ENTER A CONFINED SPACE WILL BE OBTAINED FROM SWW LTD PRIOR TO THE WORKS COMMENCING ON ANY PUBLIC SEWERAGE SYSTEM.
 - CLASS 5 BED & SURROUND TO BE USED WHERE COVER TO PIPE IS GREATER THAN 1.2M IN CARRIAGEWAY OR 0.9M IN PUBLIC OPEN SPACE, OTHERWISE CONCRETE PROTECTION WILL BE REQUIRED.
 - ALL EXISTING MANHOLE COVERS TO BE RETAINED TO BE ADJUSTED TO NEATLY MATCH FINISHED PAVEMENT LEVELS. COVER TYPES TO BE D400.
 - USE OF INFILL COVERS AND FRAMES IN BLOCK PAVED AREAS IS NOT PERMITTED.
 - CATCHPITS SHALL NOT BE ADOPTED.
 - EASEMENTS SHALL BE 2.5m TO EACH SIDE OF THE PIPE FOR PIPES SMALLER THAN 3000 AND 5m FOR PIPES GREATER THAN 3000.
 - PLASTIC MEMBRANE TO BE USED AT PIPE CROSSINGS TO ELIMINATE ANY CHANCES OF CROSS CONTAMINATION.
 - THE CUTTING OF PRECAST CONCRETE MANHOLE RINGS IS PROHIBITED UNDER ALL CIRCUMSTANCES.
 - ALL COVERS AND FRAMES SHOULD BE KITEMARKED.
 - ALL PIPES SHOULD BE INSTALLED WITH LEVEL SOFFITS UNLESS STATED OTHERWISE.
 - SEWERS SHOULD BE IN VEHICLE CARRIAGEWAY (NOT FOOTWAY) AND BE AT LEAST 1m FROM KERB LINES. MANHOLES SHOULD BE AT LEAST 0.5m FROM KERB LINES.
 - ALL MANHOLE COVERS TO BE 675 x 675mm COVER AND FRAME TO MAINTAIN CLEAR 600 x 600mm CLEAR OPENING UNLESS OTHERWISE STATED TO COMPLY WITH YORKSHIRE WATER TO CURRENT HEALTH AND SAFETY STANDARDS.
 - ALL MANHOLE COVERS TO BE IN ACCORDANCE WITH BS EN 124 CLASS D400 AND EMBOSSED FW OR SW AS APPROPRIATE.
 - CONTRACTOR IS TO ENSURE ALL MATERIALS USED ARE SUITABLE FOR GROUND CONDITIONS.
 - OFF SITE LAND OWNERS WILL NEED TO BE PARTY TO S104 AGREEMENT.

Rev	Description	SSM	Date	TC
P01	FIRST ISSUE		15/01/2025	TC
	Amendment			

Drawing Status: Amendment
 Date: 15/01/2025
 Checked: TC

S5 - FOR APPROVAL

Highways | Traffic | Transportation | Water
 T 01292 844080 mail@sandersonassociates.co.uk
 www.sandersonassociates.co.uk

Client: **JONES HOMES (YORKSHIRE) LTD**

Project Title: **SECTION 38 CLAYTON FIELDS**

Drawing Title: **ADOPTABLE DRAINAGE PLAN SHEET 1**

Scale	Drawing Size	Drawn By	Checked By
1:250	A1	SSM	TC
Project Number	Date	Approved By	
163366	January 25	PJM	
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- KEY:**
- SITE BOUNDARY
 - PROPOSED SURFACE WATER MANHOLE AND SEWER
 - PROPOSED SURFACE WATER MANHOLE BACKDROP
 - ⊗ PROPOSED SINGLE GULLY
 - ⊗ PROPOSED DOUBLE GULLY
 - ⊗ PROPOSED SURFACE WATER ATTENUATION TANK
 - PROPOSED FOUL WATER MANHOLE AND SEWER
 - CONCRETE PROTECTION SLAB
 - TREE PROTECTION ZONES
 - ⊗ EXISTING SEWER EASEMENT
 - PRIVATE SURFACE AND FOUL SEWERS
 - EXISTING SEWERS
 - ⊗ PRIVATE PERMEABLE PAVING
 - EXISTING WATERCOURSE - CLAYTON DIKE

CONTRACTORS NOTE:
 ALL DETAILS AND ELEMENTS TO BE CONSTRUCTED SHOULD COMPLY WITH LATEST REQUIREMENTS OF THE CLIENTS STANDARDS & STRUCTURAL/CIVIL ENGINEERING PERFORMANCE SPECIFICATION. WHERE THERE APPEARS TO BE A DISCREPANCY BETWEEN THESE DETAILS (INCLUDING STATUTORY REQUIREMENTS) AND DESIGN STANDARDS, THE CONTRACTOR HAS A DUTY TO REPORT THESE DIFFERENCES BACK TO SANDERSON ASSOCIATES FOR A RESOLUTION PRIOR TO THEIR IMPLEMENTATION.

NOTE:
 ALL DRAINAGE WORK AND MATERIALS TO CONFORM TO DESIGN AND CONSTRUCTION GUIDANCE FOR SEWERS 'THE CODE'. CONCRETE PROTECTION REQUIRED WHERE COVER DOESN'T MEET MINIMUM REQUIREMENT.

ALL INSPECTION CHAMBER COVERS LOCATED IN DRIVEWAYS TO USE MINIMUM B125 COVERS TO BS EN 124. COVERS IN ACCESS ROAD TO BE D400.

RESIDUAL HAZARDS - DRAINAGE

THE DESIGNER WOULD LIKE TO DRAW ATTENTION TO ANY RESIDUAL CONSTRUCTION HEALTH & SAFETY HAZARDS THAT MAY NOT BE ELIMINATED FROM THE WORKS BY THE DESIGN PROCESS. THESE HAZARDS ARE IDENTIFIED BELOW ON THE DRAWING.

A	LIVE SERVICES - ENSURE WORKS ARE PROTECTED BY THE APPROPRIATE MEANS AND SIGNED CORRECTLY. OPERATIVES TO HAND DIG WHERE SERVICES ARE KNOWN TO BE PRESENT.	A
B	CONTAMINATION - IF ANY CONTAMINATED MATERIAL IS FOUND IT SHALL BE REMOVED AND PLACED IN AN APPROPRIATE AREA AND BARRIRED OFF. UNTIL SUCH TIME AS IT CAN BE TAKEN AWAY TO A REGISTERED TIP.	B

ANY PERSONNEL UNDERTAKING CONSTRUCTION WORKS ASSOCIATED WITH THE DETAILS SHOWN ON THIS DRAWING SHOULD BE FULLY BRIEFED BY THE PRINCIPLE CONTRACTOR AND SHOULD BE MADE AWARE AND HAVE SIGHT OF THE FOLLOWING DOCUMENTS:
 - THE DEVELOPMENT CONSTRUCTION PHASE HEALTH & SAFETY PLAN
 - THE CONTRACTORS CONSTRUCTION METHOD STATEMENTS
 - ANY REQUIREMENT FOR PERMIT TO WORK ASSOCIATED WITH ANY ACTIVITY

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK