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- Service connections are not shown but their presence should be anticipated.
- Reference to any third party equipment shown on this drawing was only relevant at the time the drawing was prepared.
- It is the client's responsibility to ensure that any equipment ordered meets the design.

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 SLOTTETS 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 LTD 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

THIS PROVISIONAL PRELIMINARY DESIGN IS FOR GUIDANCE PURPOSES ONLY. SANDERSON ASSOCIATES ACCEPTS NO LIABILITY FOR ANY DAMAGE, LOSS, EXPENSES OR COST INCURRED AS A RESULT OF RELYING ON THE INFORMATION PROVIDED IN THE DESIGN APPRAISAL ESTIMATE. THE APPRAISAL ESTIMATE WAS DERIVED FROM A MIXTURE OF THIRD PARTY INFORMATION AND THE APPLICATION OF WSP'S REASONABLE SKILL AND CARE, BUT MAY BE SUBJECT TO OTHER SUCH INFORMATION AND VARIATIONS OF WHICH WSP IS UNAWARE. THE DESIGN APPRAISAL ESTIMATE SHOULD NOT BE RELIED UPON FOR TENDER OR PROCUREMENT PURPOSES. FOR ACCURATE ADVICE A DETAILED DESIGN SHOULD BE CARRIED OUT AT THE APPROPRIATE DESIGN STAGE. THEREFORE, USE OF THE INFORMATION IS ENTIRELY AT YOUR OWN RISK.

- 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 DOESNT 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 DESIGNERS WOULD LIKE TO DRAW ATTENTION TO KEY 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

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Rev	Amendment	Drawn	Date	Checked

S0 - WORK IN PROGRESS

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Client: JONES HOMES (YORKSHIRE) LTD

Project Title: S104 CLAYTON FIELDS

Drawing Title: ADOPTABLE DRAINAGE PLAN SHEET 2

Scale: 1:250	Drawing Size: A1	Drawn By: SSM	Checked By: TC
Project Number: 163366	Date: January 25	Approved By: PJM	
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