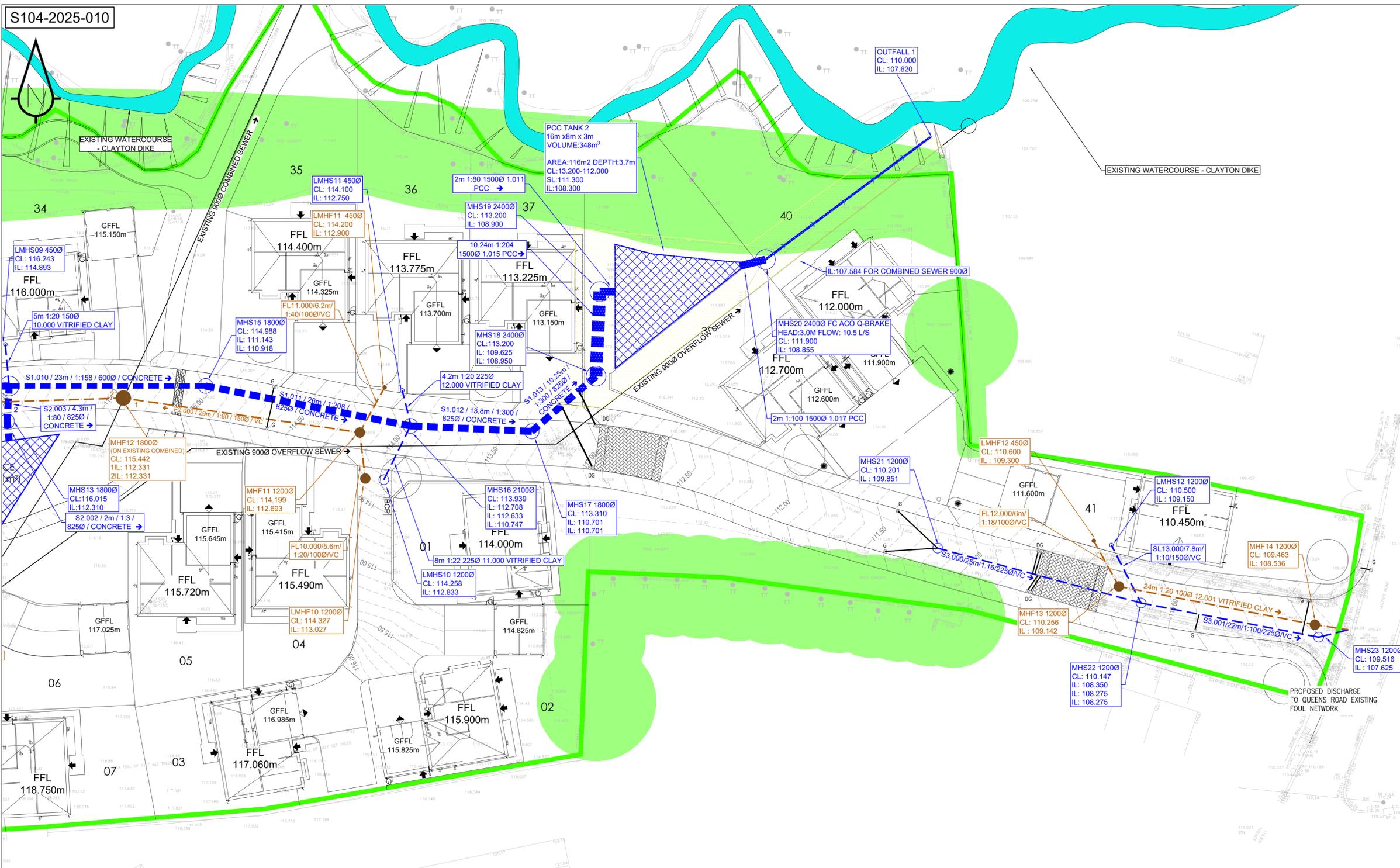


S104-2025-010



- Sanderson Associates Consulting Engineers ("the consultant"), has not checked or verified, and shall have no liability whatsoever for any inaccuracies which may be attributable to any data reports, base plan(s) and drawings provided by the client, or purchased by the consultant on the client's behalf, that may have been utilised within this drawing.
- The consultant shall not be liable for the use by any person of any document for any purpose other than that for which the same were provided by the consultant.
- No liability whatsoever is accepted by the consultant for any error or omissions.
- The consultant accepts no liability for any vehicle specification errors within the vehicle track software used and / or its vehicle libraries.
- The locations of utilities apparatus, if shown, is reproduced from plans supplied to the consultant, although care has been taken when duplicating this information. These locations are approximate only and no guarantee can be given for their accuracy. It is the client's or its appointed agent/contractors responsibility to verify the exact locations on site by hand dug trial holes or other appropriate means prior to mechanical excavation.
- 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.

- KEY:**
1. ALL ADOPTABLE SEWER WORKS AND MATERIAL TO BE IN ACCORDANCE WITH "DESIGN AND CONSTRUCTION GUIDANCE (DCG)/CODE FOR ADOPTION". THE RELEVANT BRITISH/EUROPEAN AND YORKSHIRE WATER'S STANDARDS/REQUIREMENTS/ADDENDUM TO THE MECHANICAL AND ELECTRICAL SPECIFICATION AND KITEMARKED.
 2. MANHOLE COVERS SHALL MUST HAVE A CLEAR OPENING OF 600mm AND SHALL BE CLASS D400 TO BS EN 124 WITH 150mm DEEP FRAMES IN HIGHWAYS.
 3. FILLED GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION AND TO THE SATISFACTION OF YORKSHIRE WATER BEFORE ANY SEWER WORKS ARE CARRIED OUT.
 4. YORKSHIRE WATER IS NOT OBLIGED TO ACCEPT FILTER DRAIN/AND 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 WILL THEREFORE BE REQUIRED AND YOU WILL HAVE TO LIAISE WITH THE LOCAL AUTHORITY, LAND DRAINAGE SECTION REGARDING THE DISPOSAL OF THE FILTER DRAIN/AND DRAINAGE RUN-OFF.
 5. THE ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1m AND MANHOLES 0.5m FROM KERB FACES AND SERVICE MARGINS.
 6. SEWERS MUST HAVE 5 METRES CLEARANCE FROM TREES AND HEDGES OR THE WIDTH OF THE CANOPY AT MATURE HEIGHT.
 7. SEWERS TO BE LAID IN CLASS "S" BEDDING (150mm GRANULAR BED AND SURROUND), WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 1.2m IN HIGHWAYS AND VERGES (OR LESS THAN 900mm IN NON-VEHICULAR ACCESS AREAS) THEN A CONCRETE SLAB SHOULD BE PROVIDED ABOVE GRANULAR BED AND SURROUND.
 8. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION 4-08-02 (TABLE A2).
 9. YORKSHIRE WATER POLICY IS THAT TYPE "C" BRICK MANHOLES AND 1050mm DIAMETER MANHOLE RINGS ARE NOT PREFERRED. INSTEAD, IT IS PREFERRED THAT YOU USE A TYPE "B" MANHOLE WITH 1200mm DIAMETER OR 1500mm DIAMETER RINGS, WITH THE OPENING SITED OVER THE CHANNEL WHERE DEPTH OF COVER TO PIPE SOFFIT IS 1 - 1.5m.
 10. ADOPTABLE PLASTIC SEWER PIPES TO BE BSI KITEMARKED (CERTIFIED TO WIS 4-35-01 AND BS/EN13476). ADOPTABLE PLASTIC SEWER PIPES TO BE LAID IN MAXIMUM 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 REQUIRE CLAY WARE CHANNEL IN MANHOLES.
 11. THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm DIA. 40KN/m, 150mm DIA. 40KN/m, 225mm DIA. 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 BS EN13476.
 12. 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.
 13. THERE MUST BE ENOUGH CLEARANCE AT CROSSOVERS TO ACCOMMODATE BEDDING TO BOTH PIPES, APPROX. 300mm : IF CROSSOVER IS NEAR THE ROCKER THEN THE CLEARANCE NEEDED MAY NEED TO BE INCREASED.

P02	DRAINAGE LAYOUT AMENDED TO SUIT LAYOUT AND VERTICAL ALIGNMENT AMENDMENTS FOLLOWING MEETING WITH KMBC	TC	18/03/2025	DB
P01	FIRST ISSUE	SSM	15/01/2025	TC
Rev	Amendment	Drawn	Date	Checked

Drawing Status: S0 - WORK IN PROGRESS

sanderson
associates
consulting engineers

Highways | Traffic | Transportation | Water

T 01924 844080 mail@sandersonassociates.co.uk
www.sandersonassociates.co.uk

Client: JONES HOMES (YORKSHIRE) LTD

Project Title: S104 CLAYTON FIELDS

Drawing Title: ADOPTABLE DRAINAGE PLAN SHEET 2

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

Drawing Number	Rev
163366-SAN-CLF-XX-DR-C-05_004	P02

- 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
 - ⊠ PROPOSED EASEMENT

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

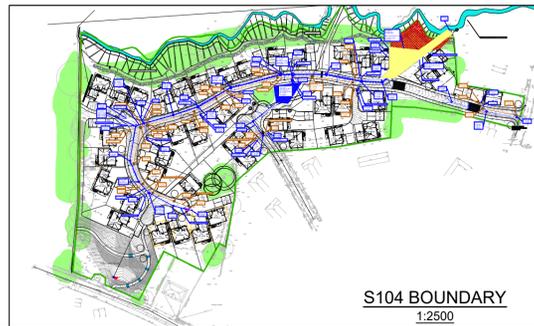
RESIDENTIAL ROAD DAMAGE

THE DESIGNER WILL DRAW ATTENTION TO KEY RESIDENTIAL 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



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.