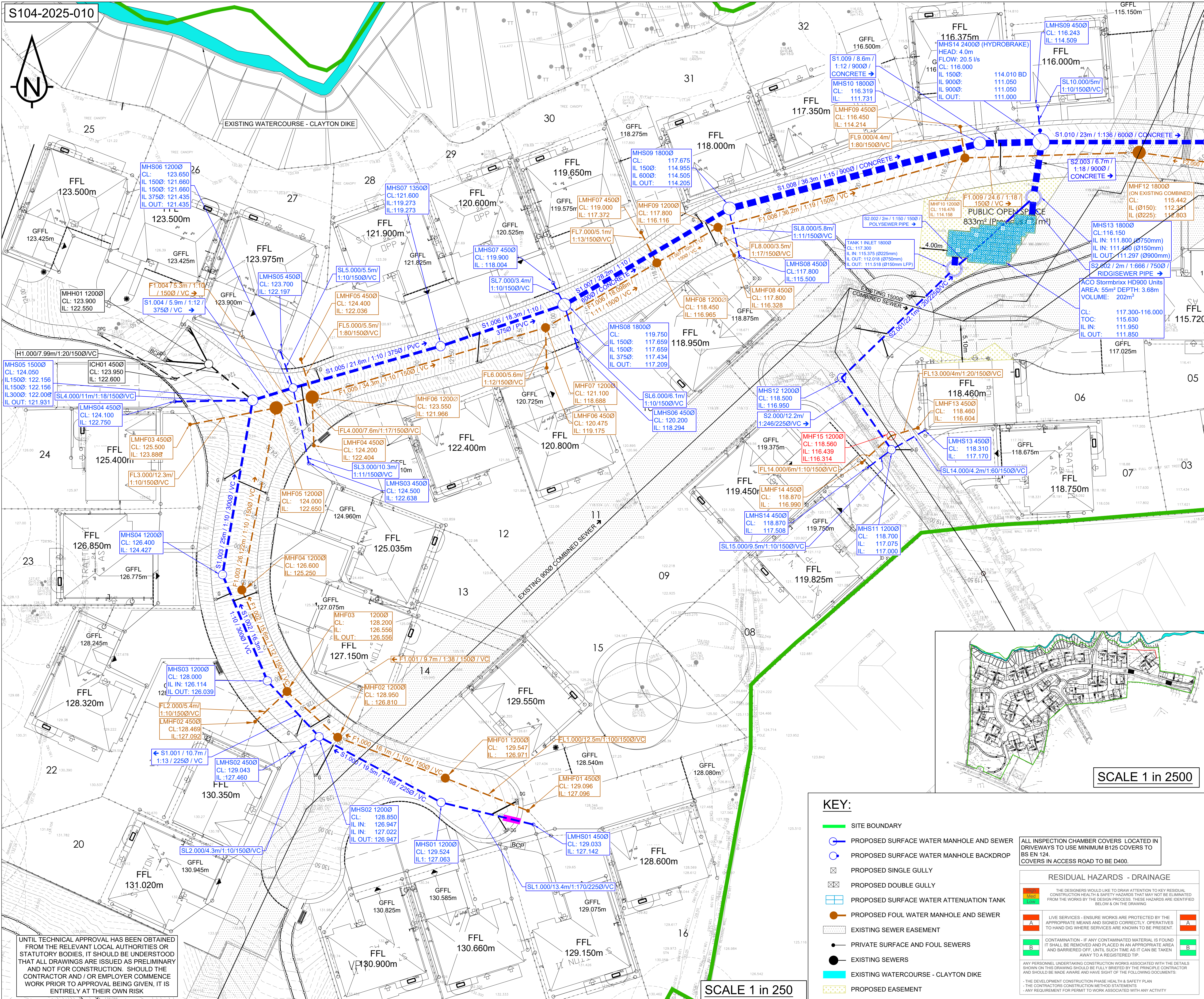




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The locations of utilities apparatus, if shown, is reproduced from plans supplied to the consultant, although care has been taken when duplicating this information. These locations are approximate only and no guarantee can be given for their accuracy. It is the client's or it's 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:**
- 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 & KITEMARKED MANHOLE COVERS SHALL HAVE A CLEAR OPENING OF 600mm AND SHALL BE CLASS D400 TO BS EN 124 WITH 150mm DEEP FRAMES IN HIGHWAYS.
 - FILLED GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION 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 IN-DIRECTLY). 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/LAND DRAINAGE RUN-OFF.
 - THE ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1m AND MANHOLES 0.5m FROM KERB FACES AND SERVICE MARGINS. SEWERS MUST HAVE 5 METRES CLEARANCE FROM TREES AND HEDGES OR THE WIDTH OF THE CANOPY AT MATURE HEIGHT.
 - 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.
 - BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION 4-08-02 (TABLE A2).
 - 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.
 - ADOPTABLE PLASTIC SEWER PIPES TO BE BS1 KITEMARKED (CERTIFIED TO WIS 4-35-01 AND BS EN 13476). 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.
 - 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 EN 13476.
 - 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 TO BOTH PIPES, APPROX. 300mm : IF CROSSOVER IS NEAR THE ROCKER THEN THE CLEARANCE NEEDED MAY NEED TO BE INCREASED.
 - PRECAST CONCRETE MANHOLE UNITS INCLUDING THEIR PCC COVER SLABS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 1917 AND BS 5911-3 AND SHALL BE MANUFACTURED FROM CONCRETE WITH A DESIGN CHEMICAL CLASS DC-4 UNLESS SATISFACTORY EVIDENCE THROUGH SOIL ANALYSIS CAN BE PROVIDED THAT A LOWER CLASS WILL RESIST ATTACK FROM SOILS AND GROUND WATER.
 - ALL PCC UNITS IN OVERSIZE MANHOLES MUST HAVE A DESIGN WORKING LIFE OF 100 YEARS (min) IN ACCORDANCE WITH BS 8500-1:2015+A2:2019 - TABLE A.5

P12	GULLIES COLOUR REMOVED IN LINE WITH YW COMMENTS	TC	09/10/2025	DB
P11	EASEMENT COLOUR AMENDED TO PROVIDE GREATER CLARITY	TC	28/08/2025	DB
P10	ATTENTION TANK SIZES AMENDED TO AVOID EASEMENTS	TC	08/08/2025	DB
P09	MANHOLES MHS14-MHS16 AMENDED TO AVOID CLASH WITH EXISTING COMBINED SEWER	TC	01/07/2025	DB
P08	MANHOLES UPDATED TO SUIT LATEST LAYOUT	TC	27/06/2025	DB
P07	PLAN AMENDED TO SUIT LATEST DRAINAGE ANALYSIS	TC	23/06/2025	DB
P01-P06	FOR PREVIOUS REVISIONS REFER TO DRAWING 163366-SAN-CLF-XX-DR-C-05_003-P10			

Rev	Amendment	Drawn	Date	Checked
1				

S5 - FOR APPROVAL

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Client	JONES HOMES (YORKSHIRE) LTD		
Project Title	S104 CLAYTON FIELDS		
Drawing Title	ADOPTABLE DRAINAGE PLAN SHEET 1		
Scale	Drawing Size	Drawn By	Checked By
AS STATED	A1	SSM	TC
Project Number	Date	Approved By	
163366	January 25	PJM	
Drawing Number	163366-SAN-CLF-XX-DR-C-05_003		Rev
			P12

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
- EXISTING SEWER EASEMENT
- PRIVATE SURFACE AND FOUL SEWERS
- EXISTING SEWERS
- EXISTING WATERCOURSE - CLAYTON DIKE
- PROPOSED EASEMENT

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.

Mod	Mod
A	A
B	B

LIVE SERVICES - ENSURE WORKS ARE PROTECTED BY THE APPROPRIATE MEANS AND SIGNED CORRECTLY. OPERATIVES TO HAND DIG WHERE SERVICES ARE KNOWN TO BE PRESENT.

CONTAMINATION - IF ANY CONTAMINATED MATERIAL IS FOUND IT SHALL BE REMOVED AND PLACED IN AN APPROPRIATE AREA AND BARRIERED OFF, UNTIL SUCH TIME AS IT CAN BE TAKEN AWAY TO A REGISTERED TIP.

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