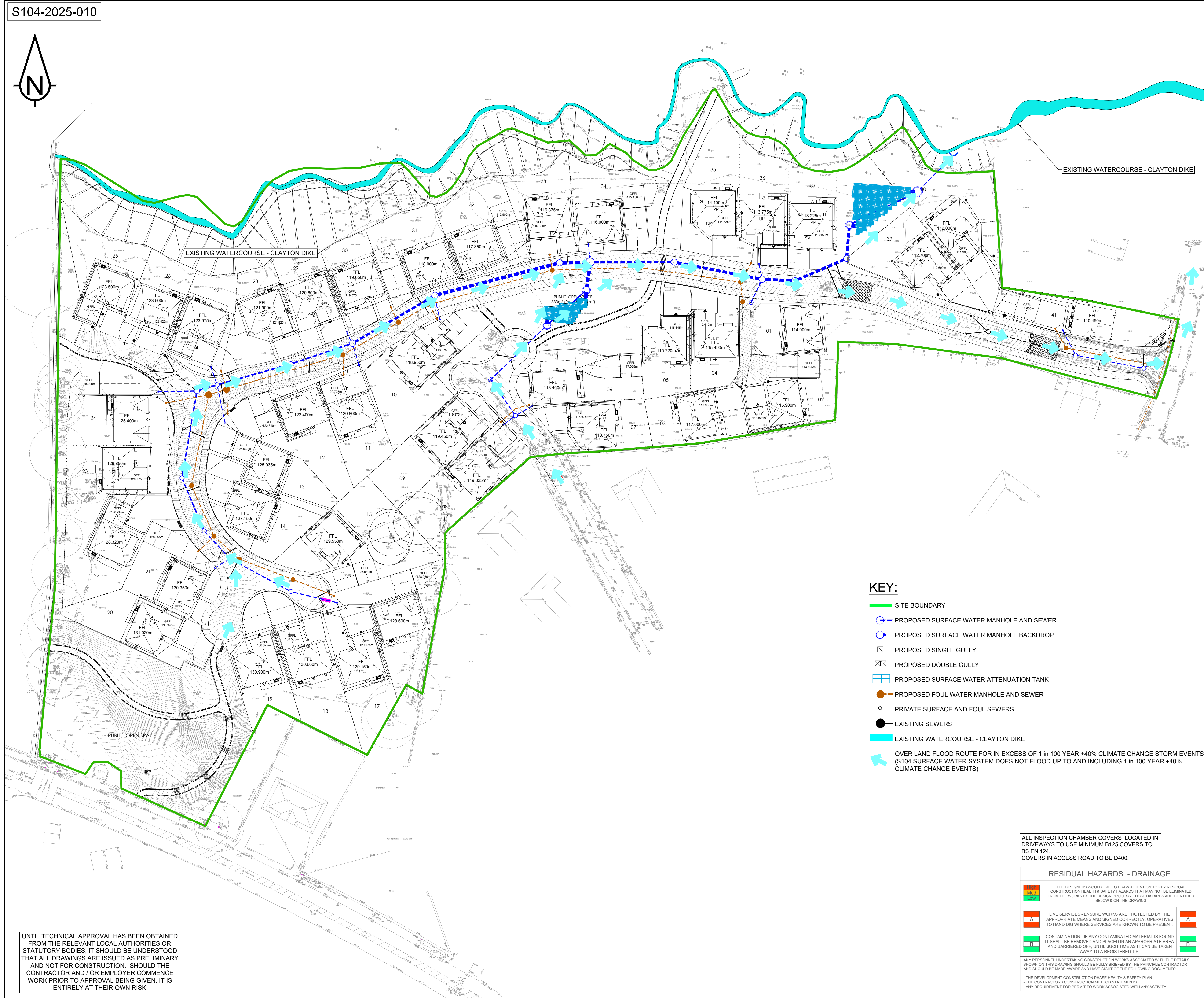
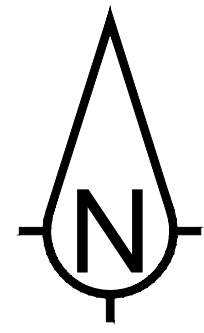




UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR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

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
- PRIVATE SURFACE AND FOUL SEWERS
- EXISTING SEWERS
- EXISTING WATERCOURSE - CLAYTON DIKE
- OVER LAND FLOOD ROUTE FOR IN EXCESS OF 1 in 100 YEAR +40% CLIMATE CHANGE STORM EVENTS (S104 SURFACE WATER SYSTEM DOES NOT FLOOD UP TO AND INCLUDING 1 in 100 YEAR +40% CLIMATE CHANGE EVENTS)

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

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/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.
- 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.
- 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

P01	FIRST ISSUE	SSM	10/10/2025	TC
Rev	Amendment	Drawn	Date	Checked

Drawing Status

S5 - FOR APPROVAL



Client

JONES HOMES (YORKSHIRE) LTD

Project Title

S104
CLAYTON FIELDS

Drawing Title

OVERLAND FLOW ROUTES

Scale	Drawing Size	Drawn By	Checked By
1:500	A1	SSM	TC
Project Number	Date	Approved By	Rev
163366	October 25	PJM	
Drawing Number			
163366-SAN-CLF-XX-DR-C-05_016			P01